

4.11 WASTEWATER DISPOSAL

1. SUMMARY

Construction impacts would be less than significant, as portable, on-site sanitation facilities would be utilized during construction activities. The proposed Landmark Village project would generate a worst-case average total of 0.41 million gallons per day (mgd) of wastewater that would be treated by the Newhall Ranch Water Reclamation Plant (WRP). The treatment capacity of the Newhall Ranch WRP would be 6.8 mgd, with a maximum flow of 13.8 mgd. Until the development of the Newhall Ranch WRP is complete, there are two options for the temporary conveyance and treatment of wastewater generated by the proposed project. The first option is to construct an initial phase of the Newhall Ranch WRP to serve the project site, with buildout of the WRP occurring over time as demand for treatment increases. As the WRP is intended to serve the Newhall Ranch Specific Plan area, of which Landmark Village is a part, the initial phase of the WRP would be designed and constructed to accommodate the project's predicted wastewater generation of 0.41 mgd. The second option would temporarily direct wastewater flows to the Valencia WRP until the first phase of the Newhall Ranch WRP is complete. Based on the County Sanitation Districts of Los Angeles County (CSDLAC) future wastewater generation estimates and the planned expansion of the Saugus and Valencia WRPs, the Valencia WRP would have sufficient capacity to temporarily accommodate the project's predicted wastewater generation of 0.41 mgd. For these reasons, wastewater disposal impacts would be less than significant.

2. INTRODUCTION

a. Relationship of Project to Newhall Ranch Specific Plan Program EIR

Section 4.12 of the Newhall Ranch Specific Plan Program EIR identified and analyzed the existing conditions, potential impacts, and mitigation measures associated with wastewater disposal for the entire Newhall Ranch Specific Plan. The Newhall Ranch Specific Plan Program EIR concluded that Specific Plan implementation without mitigation would result in significant impacts, but that construction of the Newhall Ranch WRP and associated waste transmission infrastructure as well as implementation of the identified mitigation measures would reduce the impacts to below a level of significance. All subsequent project-specific development plans and tentative subdivision maps must be consistent with the Newhall Ranch Specific Plan and the County of Los Angeles General Plan and Santa Clarita Valley Area Plan.

This project-level EIR is tiering from the previously certified Newhall Ranch Specific Plan Program EIR. **Section 4.11** assesses the Landmark Village project's existing conditions relative to wastewater disposal, the project's impacts on wastewater disposal, and the applicable mitigation measures from the Newhall Ranch Specific Plan Program EIR, and any additional mitigation measures recommended by this EIR for the Landmark Village project.

3. SUMMARY OF THE NEWHALL RANCH SPECIFIC PLAN PROGRAM EIR FINDINGS

The approved Newhall Ranch WRP will be located within the Specific Plan area to treat Specific Plan-generated wastewater. The WRP site is located on the south side of State Route 126 (SR-126) adjoining the Santa Clara River, near the Los Angeles County/Ventura County line. Without construction of the Newhall Ranch WRP and associated waste transmission infrastructure, the increased demand for wastewater treatment associated with buildout of the Specific Plan is considered a significant impact.

Based on the Newhall Ranch Specific Plan Program EIR and record, the County's Board of Supervisors found that the significant wastewater disposal impacts caused by buildout of the Specific Plan were mitigated to below levels of significance with construction of the Newhall Ranch WRP, the associated waste transmission infrastructure and adoption of specified mitigation measures.¹

The project-level wastewater/sewer plan is intended to be consistent with, and implement, the Specific Plan's approved Conceptual Backbone Sewer Plan (Exhibit 2.5-3 of the Specific Plan). This plan set forth a program-level system for wastewater/sewage collection for Newhall Ranch. The Specific Plan also committed that all sewer system facilities would be designed and constructed for maintenance by the County, CSDLAC, or a new County sanitation district in accordance with their manuals, criteria and requirements. **Figure 1.0-31, Landmark Village Portion of Specific Plan – Conceptual Backbone Sewer Plan**, depicts the Specific Plan's Conceptual Backbone Sewer Plan, as it relates to Landmark Village. In response to the approved Specific Plan, the Los Angeles County Local Area Formation Commission (LAFCO) has approved formation of the Newhall Ranch County Sanitation District, effective July 27, 2006.² The new WRP's capacity would be 6.8 mgd, with a maximum flow of 13.8 mgd.

The environmental effects of constructing and operating the WRP were evaluated at the project-level in the certified Newhall Ranch Specific Plan Program EIR. The following areas were determined to have significant unavoidable impacts: agricultural resources, air quality, visual quality and solid waste. Agricultural impacts would result from the conversion of 15 acres of prime agricultural land to an urban use. Air quality impacts were associated with site grading that would generate quantities of dust exceeding the South Coast Air Quality Management District (SCAQMD) daily threshold of significance, even after application of all available dust controls to reduce the amount of dust by roughly 61 percent. Visual quality impacts were due to the contrast of the WRP site with the vacant land within the river corridor, both during and following construction. Solid waste impacts were a result of project landfill disposal of biosolids produced as a by-product of the wastewater treatment process because such facilities are limited in number and have finite capacity, and because new facilities are expensive and

¹ See, Mitigation Measures 4.12-1 through 4.12-7 in both the certified Newhall Ranch Specific Plan Program EIR and the adopted Mitigation Monitoring Plan for the Specific Plan (May 2003). All of these mitigation measures are reiterated in the mitigation measures portion of this EIR.

² CSDLAC comment letter to Daniel Fierros, Department of Regional Planning, dated January 22, 2007.

difficult to develop. Based on the Newhall Ranch Specific Plan Final EIR for the WRP and record, the County's Board of Supervisors found that the significant unavoidable impacts caused by the WRP were offset by overriding economic, legal, social, and public benefits. Consistent with Section 15093 of the Guidelines, these benefits were found to outweigh the significant unavoidable impacts and make them acceptable.

4. EXISTING CONDITIONS

This information and the technical studies from the certified Newhall Ranch Specific Plan Program EIR (see Program EIR Appendix 4.12) were assessed at the project-level for the Landmark Village project to determine if there were wastewater disposal issues that were not examined in the certified EIR. It was determined that all significant wastewater disposal effects were identified, adequately addressed, and mitigated or avoided in the certified EIR and related environmental findings (*California Environmental Quality Act (CEQA) Guidelines* Section 15152). Therefore, at the project level, this EIR will incorporate by reference the existing conditions analysis and background information relating to wastewater disposal from the certified Newhall Ranch Specific Plan Program EIR (Section 4.12). This information has been updated as appropriate.

This section is divided into two distinct topics:

- Wastewater treatment facilities
- Wastewater collection system

a. Wastewater Treatment Facilities

Most wastewater generated within the Santa Clarita Valley is treated at two existing WRPs, which are operated by the Santa Clarita Valley Sanitation District (SCVSD). The existing Saugus WRP is located at 26200 Springbrook Avenue in Saugus. The existing Valencia WRP is located at 28185 The Old Road in Valencia. These two facilities, illustrated in **Figure 4.11-1, Existing Water Reclamation Plans and Sanitation Districts**, provide primary, secondary, and tertiary treatment. The SCVSD has a permitted treatment capacity of 28.1 mgd and a treated average of 20.5 mgd.³ While a small portion of the Newhall Ranch Specific Plan site is within the Sphere of Influence of the SCVSD, virtually the entire Specific Plan site is outside the service area of the SCVSD. Currently, wastewater generated by the few existing buildings located on the Newhall Ranch Specific Plan site is accommodated by on-site septic systems. The four small buildings located in the eastern portion of the Landmark Village project site are used for

³ County Sanitation Districts of Los Angeles County. *Final 2015 Santa Clarita Valley Joint Sewerage System Facilities EIR*, January 1998.

storage and other activities associated with on-site agriculture. Therefore, no wastewater is generated from the proposed Landmark Village tract map site.

The mechanism used to fund expansion projects is the Districts' Connection Fee Program. Prior to the connection of the local sewer network to the CSDLAC system, all new users are required to pay for their fair share⁴ of the District sewerage system expansion through a "connection fee." The fees fund treatment capacity expansion and trunk lines, while on-site sewer mains are the responsibility of the developer.

The rate at which connections are made—and revenues accumulate—drives the rate at which periodic expansions of the system will be designed and built. However, it should be noted that connection permits are not issued if there is not sufficient capacity. Therefore, the expansion of district facilities may not be immediate if adequate capacity does not exist to serve new users, or the expansion may occur in the future if it is determined that there is adequate capacity to serve new users, but inadequate capacity to serve future development within the tributary area(s) of the affected collection/treatment facilities, thereby necessitating future system expansions. In the latter case, the connection fees paid by new users are deposited into a restricted Capital Improvement Fund (CIF) used solely to capitalize the future expansion of affected system facilities. The cyclical process of building phased expansions and collecting connection fees can continue indefinitely. The only restriction would be when the districts run out of land. Existing facilities can be expanded to handle a daily capacity of 34.2 mgd, which is sufficient to meet demand up until 2015.⁵ The district does not expect to exceed a daily capacity of 34.2 mgd because connection permits will not be issued that would exceed this amount.

⁴ The fair share is equivalent to the cost of expanding the system to accommodate the anticipated sewage flows from the new users.

⁵ County Sanitation Districts of Los Angeles County. *Final 2015 Santa Clarita Valley Joint Sewerage System Facilities EIR*, January 1998.

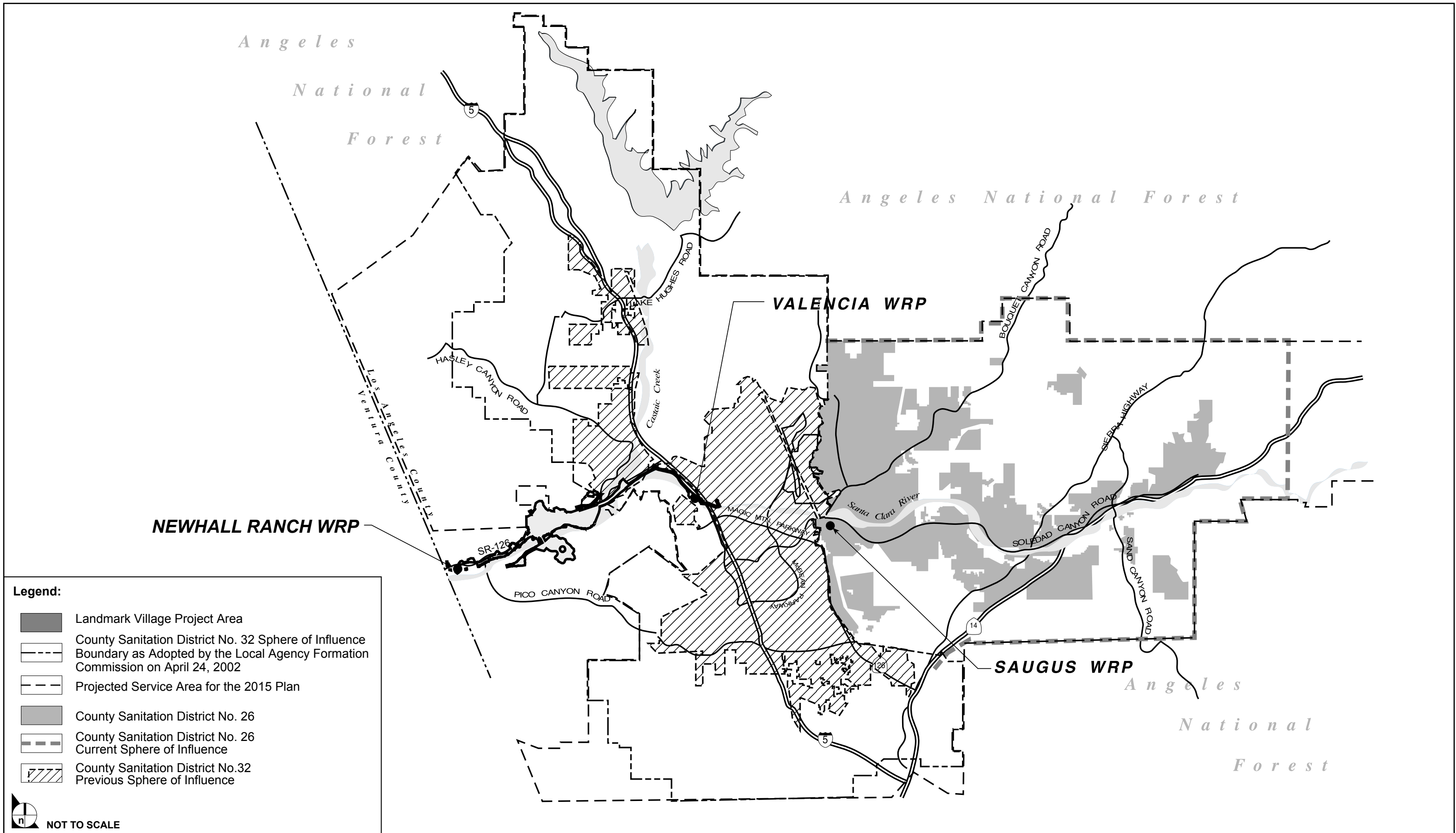


FIGURE **4.11-1**

Existing Water Reclamation Plants and Sanitation Districts

The CSDLAC has prepared a Facilities Plan, with a horizon year of 2015, for the SCVSD and a Draft EIR. The Facilities Plan, approved in January 1998, estimates future wastewater generation for the probable future service area of the SCVSD in order to anticipate future treatment capacity and wastewater conveyance needs. According to CSDLAC estimates, total flows projected from the Santa Clarita Valley in 2015, exclusive of Newhall Ranch, would be 34.2 mgd. This projection is based on Southern California Association of Governments (SCAG) 1996 population projections. As a result of this finding, CSDLAC proposed a phased plan to incrementally expand the treatment facilities at the Saugus and Valencia WRPs to meet future needs to a total of 34.2 mgd.⁶ This phased expansion plan, which would increase treatment capacity by approximately 15 mgd, has been approved. The most recent phase was completed in May 2005 and expanded treatment capacity by approximately 9 mgd, or approximately 47 percent, to the current total treatment capacity of approximately 28.1 mgd. Based on populations projections published in the most recent SCAG 2004 Regional Transportation Plan, the Valencia WRP has adequate capacity through the year 2015, exclusive of Newhall Ranch. Another phase (Stage VI) of treatment facility expansion would increase capacity by 6 mgd, but will not be constructed until flow materializes.⁷

b. Wastewater Collection System

The CSDLAC wastewater collection system is composed of service connections that tie-in to the local collection network. This local network, composed of secondary and primary collectors, flows into the districts' trunk wastewater mains and the water reclamation plants. The CSDLAC maintains the wastewater trunk mains that lead to the Saugus and Valencia WRPs, and the local collection network is maintained by the Los Angeles County Department of Public Works Sewer Maintenance for the City of Santa Clarita.

The project site is presently undeveloped and there is no wastewater collection and conveyance system on the property. Existing gravity sewer mains run parallel to The Old Road within the right-of-way and flow to a sewer lift station located near the intersection of The Old Road and Henry Mayo Drive at the east side of the Old Road right-of-way. The existing lift station pumps wastewater through a 16-inch force main to the Valencia WRP.

Operation and maintenance of local sewer lines within areas of unincorporated Los Angeles County, including the City of Santa Clarita, are the responsibility of the Consolidated Sewer Maintenance District of the Los Angeles County Department of Public Works. The Consolidated Sewer Maintenance District requires that new subdivision wastewater systems connect to the district's existing sanitary wastewater system, and any developer constructing a new wastewater line would have to coordinate the construction

⁶ *Ibid.*

⁷ *Ibid.*

and dedication of any such wastewater line with the District for future operation and maintenance. Operation and maintenance of the regional trunk sewer lines is the responsibility of the CSDLAC. It would then be the responsibility of the CSDLAC to upgrade the wastewater collection and treatment systems by providing relief for existing trunk lines nearing capacity and expanding treatment plants to provide sanitation service to outlying areas.⁸

5. PROPOSED PROJECT IMPROVEMENTS

The applicant proposes to develop 1,444 residential dwelling units with a total residential population of 3,680,⁹ approximately 1,033,000 square feet of commercial/mixed use space, a 9-acre elementary school, a 16-acre Community Park, four private recreational facilities, open space and river trail uses, trailhead, park and ride, and supporting roadway, drainage and infrastructure improvements. In addition, the applicant proposes to construct the Long Canyon Road Bridge over the Santa Clara River, and install exposed and buried bank stabilization on portions of the south and north side of the river corridor.

The proposed project would require up to 5.8 million cubic yards of imported fill. The needed fill would come from the Adobe Canyon borrow site, located south of the river, but within the boundary of the approved Newhall Ranch Specific Plan. **Figure 1.0-30, Preliminary Recycled Water Storage System**, in **Section 1.0, Project Description**, depicts the location of the borrow site and other planned off-site improvements, including a utility corridor, and a water tank site. Please refer to **Section 1.0, Project Description**, of this EIR, for further information regarding the proposed project improvements.

6. PROJECT IMPACTS

The analysis of potential impacts to wastewater disposal associated with construction and operation of the proposed Landmark Village project, including the significance criteria applicable to assessing such impacts, is presented below.

a. Significance Threshold Criteria

Based on applicable thresholds of significance identified in Appendix G of the *State CEQA Guidelines*, the proposed project would result in a significant wastewater disposal impact if the project would:

- (a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board;

⁸ Telephone conversation with Basil Hewitt at the County Sanitation Districts of Los Angeles County, September 1, 2005.

⁹ Based upon County provided estimates of 3.17 persons per single-family dwelling, 2.38 persons per multi-family dwelling and per apartment.

- (b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; and
- (c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's commitments.

b. Construction-Related Impact Analysis

Construction contractors for the project would provide portable, on-site sanitation facilities that would be serviced at approved disposal facilities and/or treatment plants. The amount of construction-related wastewater that would be generated is not expected to have a significant impact on these disposal/treatment facilities due to expected low volume and temporary nature of the waste generated during construction.

c. Operational Impacts

(1) Demand

As shown in **Table 4.11-1**, the proposed project would generate a worst-case average total of 408,900 gallons per day (or 0.41 mgd) of wastewater that would be treated by the Newhall Ranch WRP (see Recirculated Draft EIR **Appendix 4.11** for detailed calculations).

Table 4.11-1
Landmark Village Wastewater Generation

| Land Use | Units | Quantity | Generation Factor (gpd) | Wastewater Generation (gpd) |
|-------------------|----------------------|----------|-------------------------|-----------------------------|
| Residential | | | | |
| Single Family | dwelling unit | 308 | 260 | 80,080 |
| Multi-Family | dwelling unit | 1,136 | 195 | 221,520 |
| Non-Residential | | | | |
| Commercial Retail | thousand square feet | 1,033 | 100 | 103,300 |
| Elementary School | thousand square feet | 20 | 200 | 4,000 |
| | | | Total | 408,900 |

Source: County Sanitation Districts of Los Angeles Loadings and Unit Rates.

(2) Wastewater Treatment

The long-range plan is for the Newhall Ranch WRP to be constructed exclusively to serve uses within Newhall Ranch. The new WRP's capacity would be 6.8 mgd, with a maximum flow of 13.8 mgd. In response to the approved Specific Plan, the Los Angeles County Local Area Formation Commission (LAFCO) has approved formation of the Newhall Ranch County Sanitation District, effective July 27, 2006.¹⁰

In the interim, two options are available to treat wastewater generated by the proposed project. One option as shown in **Figure 1.0-32, Landmark Village Wastewater/Sewer Plan**, is to construct an initial phase of the Newhall Ranch WRP to serve the project site, with WRP buildout occurring over time as demand for treatment increases.

(a) Treatment Option A

Project generated wastewater treatment has been calculated at 0.41 mgd. At buildout, the treatment capacity of the Newhall Ranch WRP would be 6.8 mgd, with a maximum flow of 13.8 mgd. The WRP has been designed to serve the buildout of the Newhall Ranch Specific Plan area, of which Landmark Village is a part. The first phase of the WRP would be sited to accommodate project generated waste. The WRP was conditioned by the Board of Supervisors to be designed and constructed to the standards of the County of Los Angeles Department of Public Works and CSDLAC; as a result, no significant operational impacts are expected.

(b) Treatment Option B

As a result of CSDLAC's future wastewater generation estimates, CSDLAC has proposed a phased plan to incrementally expand the treatment facilities at the Saugus and Valencia WRPs to meet future needs to a total of 34.2 mgd.¹¹ This phased expansion plan, which would increase treatment capacity by approximately 15 mgd, has been approved. The most recent phase was completed in May 2005 and expanded treatment capacity by approximately 9 mgd, or approximately percent, to the current total treatment capacity of approximately 28.1 mgd. Based on populations projections published in the most recent SCAG 2004 Regional Transportation Plan, the Valencia WRP has adequate capacity through the year 2015. Another phase (Stage VI) expansion would increase capacity by 6 mgd, but will not be constructed until flow materializes.¹²

¹⁰ CSDLAC comment letter to Daniel Fierros, Department of Regional Planning, dated January 22, 2007.

¹¹ County Sanitation Districts of Los Angeles County. *Final 2015 Santa Clarita Valley Joint Sewerage System Facilities EIR*, January 1998.

¹² CSDLAC comment letter to Daniel Fierros, Department of Regional Planning, dated January 22, 2007.

(3) Collection Facilities

If the first phase of the Newhall Ranch WRP is used to treat effluent generated by the proposed project, then the collection and conveyance of wastewater would occur exclusively by gravity flow. Under this scenario, the first phase of the sanitary sewer trunk line would be placed in a 7.5-foot-wide by 15-foot-deep (average depth) trench extending along the southerly portion of the SR-126 right-of-way from the eastern boundary of the project site west approximately 16,100 linear feet (LF), where it would connect to the headworks of the new WRP. The new lines would be designed and constructed to meet Los Angeles County Department of Public Works, CSDLAC, and state standards and requirements. Therefore, wastewater collection system impacts under this option are considered less than significant.

The second option, as shown in **Figure 1.0-32**, would temporarily direct wastewater flows to the Valencia WRP until the first phase of the Newhall Ranch WRP is complete. This alternative would extend a sanitary sewer force main line in a 3-foot-wide by 4.5-foot-deep trench an estimated 12,500 LF from the project site easterly to the existing lift station at The Old Road and Henry Mayo Drive. Dependent upon the existing lift station's capacity, it may be possible for the force main to tie-in to the existing lines at the Henry Mayo Drive and The Old Road intersection. The tie-in to the lift station would allow this additional sewage to be conveyed to the existing Valencia WRP. However, if the existing lift station or force main cannot accept the additional sewage from the proposed project, the alignment would be extended approximately 18,100 LF where it would tie-in directly to the Valencia WRP. The alignment for this option is within the south side of the SR-126 and Henry Mayo Drive rights-of-way before turning south and traveling within the easterly right-of-way for The Old Road.

7. MITIGATION MEASURES

Although the proposed Landmark Village project may result in potential impacts to wastewater disposal services absent mitigation, the County already has imposed mitigation measures required to be implemented as part of the Newhall Ranch Specific Plan. These mitigation measures, as they relate to wastewater disposal, are found in the certified Newhall Ranch Specific Plan Program EIR and the adopted Mitigation Monitoring Plan for the Specific Plan (May 2003). The project applicant has committed to implementing the applicable mitigation measures from the Newhall Ranch Specific Plan to ensure that future development of the project site would not result in wastewater disposal impacts and would not adversely affect adjacent properties.

a. Mitigation Measures Required by the Adopted Newhall Ranch Specific Plan, as they Relate to the Landmark Village Project

The following mitigation measures (**Mitigation Measure Nos. 4.12-1 through 4.12-7**, below) were adopted by the County in connection with its approval of the Newhall Ranch Specific Plan (May 2003). The applicable mitigation measures will be implemented, or have been implemented already, to mitigate the potentially significant wastewater disposal impacts associated with the proposed Landmark Village project. These measures are preceded by “SP,” which stands for Specific Plan.

- SP 4.12-1 The Specific Plan shall reserve a site of sufficient size to accommodate a water reclamation plant to serve the Newhall Ranch Specific Plan. *(This measure has been implemented by the Board of Supervisors’ approval in May 2003, of the Newhall Ranch WRP within the boundary of the Specific Plan.)*
- SP 4.12-2 A 5.8 to 6.9 mgd water reclamation plant shall be constructed on the Specific Plan site, pursuant to County, state and federal design standards, to serve the Newhall Ranch Specific Plan. *(This measure will be implemented pursuant to the project-level analysis already completed for the Newhall Ranch WRP in the certified Newhall Ranch Specific Plan EIR.)*
- SP 4.12-3 The Conceptual Backbone Sewer Plan shall be implemented pursuant to County, state and federal design standards.
- SP 4.12-4 Prior to recordation of each subdivision permitting construction, the applicant of each subdivision shall obtain a letter from the new County sanitation district stating that treatment capacity will be adequate for that subdivision.
- SP 4.12-5 All facilities of the sanitary sewer system will be designed and constructed for maintenance by the County of Los Angeles Department of Public Works and the County Sanitation Districts of Los Angeles County, and/or the new County sanitation district or similar entity in accordance with their manuals, criteria, and requirements.
- SP 4.12-6 Pursuant to Los Angeles County Code, Title 20, Division 2, all industrial waste pretreatment facilities shall, prior to the issuance of building permits, be reviewed by the County of Los Angeles Department of Public Works, Industrial Waste Planning and Control Section and/or the new County sanitation district, to determine if they would be subject to an Industrial Wastewater Disposal Permit.
- SP 4.12-7 Each subdivision permitting construction shall be required to be annexed into the Los Angeles County Consolidated Sewer Maintenance District.

b. Additional Mitigation Measures Proposed by this EIR

No additional mitigation measures beyond those identified in the Newhall Ranch Specific Plan Program EIR are required or necessary, because the Landmark Village project does not result in any significant wastewater disposal impacts after implementation of the above mitigation measures.

8. CUMULATIVE IMPACTS

The focus of the cumulative analysis is on determining whether the cumulative increase in the residential population from Santa Clarita Valley buildout, in combination with the proposed project, would adversely impact the wastewater disposal service providers that serve the residents of the Santa Clarita Valley. In order to analyze the cumulative impacts of the Landmark Village project in combination with other expected future growth, the amount and location of growth expected to occur in the SCVSD sphere of influence was predicted. For this EIR, three separate cumulative development scenarios are analyzed to meet Los Angeles County and CEQA requirements (see, **Section 3.0, Cumulative Impact Analysis Methodology**, for a discussion on these requirements):

- Scenario 1 Existing development within the service area for the SCVSD plus Development Monitoring System (DMS) projections plus the proposed project (termed “DMS Build-Out Scenario”);
- Scenario 2 Buildout within the CLWA service area based on build-out projections for CLWA service area, plus active pending General Plan and Santa Clarita Valley Area Plan amendment requests, plus the proposed project (termed “Santa Clarita Valley Cumulative Build-Out Scenario”); and
- Scenario 3 Buildout of the CSDLAC Facilities Plan for the Santa Clarita Valley Sanitation District.

a. DMS Build-Out Scenario

The County General Plan DMS methodology uses sanitation districts as the area of analysis for wastewater treatment. The Newhall Ranch Specific Plan proposes to form a new sanitation district (including the new Newhall Ranch WRP), which is generally outside the sphere of influence of any existing district, and which would have boundaries contiguous with the boundary of the Specific Plan. Because the proposed new sanitation district is not yet formed, it is not yet included in the County’s DMS. It is expected that the County would establish a new DMS analysis for the new district upon the district’s formation, and that the analysis would reflect a district capacity of 6.8 mgd for the Newhall Ranch Specific Plan. Should future development occur within the expected tributary area¹³ of the Newhall Ranch WRP and request to be annexed to the new sanitation district, the new development projects also would be included in the County’s DMS. The formation of a service district does not create any environmental impacts that were not previously analyzed in the certified Newhall Ranch Specific Plan Program EIR. As a result, impacts under this scenario would be less than significant.

¹³ Areas that flow by gravity to the proposed WRP and which are outside the spheres of influence of the SCVSD.

b. Santa Clarita Valley Cumulative Build-Out Scenario

The Santa Clarita Valley Cumulative Build-Out Scenario entails buildout of all lands under the current land use designations indicated in the Los Angeles County Santa Clarita Valley Area Plan and the Los Angeles County General Plan, plus the proposed project, plus all known active pending General Plan Amendment requests in the unincorporated area of the Santa Clarita Valley and in the City of Santa Clarita. **Table 4.11-2, Cumulative Development Activity – Santa Clarita Valley Cumulative Build-Out Scenario**, depicts the projected future development activity in the Santa Clarita Valley with and without the proposed project. Utilizing loading factors provided by the CSDLAC, under this build-out scenario, there would be an additional wastewater generation of 59.3 mgd. See **Table 4.11-3, Wastewater Generation Impact Analysis – Santa Clarita Valley Cumulative Build-Out Scenario**, for the detailed breakdown of Santa Clarita Valley Cumulative Build-Out Scenario wastewater calculations.

As previously discussed, the two existing Saugus and Valencia WRPs currently have a combined treatment capacity of 28.1 mgd, and would have a total projected 2015 capacity of approximately 34.2 mgd of wastewater. Using CSDLAC loading factors, buildout of the service areas of these two WRPs would increase the amount of wastewater generated in the SCVSD to 59.29 mgd, which is 25.09 mgd more than the proposed 2015 SCVSD expansion of 34.2 mgd.

As stated earlier, numerous safeguards exist within the County's project approval process to ensure available treatment capacity for new development within the service areas of CSDLAC, such as connection fees to pay for the full cost of facility expansions (including increasing water reclamation plant capacity). Although some amount of development in the Santa Clarita Valley would utilize on-site septic or package treatment facilities, it is expected that most of the build-out wastewater would be treated at CSDLAC plants. If buildout of the Santa Clarita Valley was permitted to occur without provision of additional treatment capacity at either the Saugus and Valencia WRPs or another site, significant wastewater disposal impacts would occur. However, with the County's safeguards in place that ensure no connections permits are issued if capacity is not available, no significant cumulative wastewater treatment impacts would occur.

Table 4.11-2
Cumulative Development Activity – Santa Clarita Valley Cumulative Build-Out Scenario

| Land Use Types | Cumulative Buildout w/o Project ¹ | Project | Cumulative Buildout w/ Landmark Village ¹ |
|--------------------------------|---|-------------------|---|
| Single-Family | 93,412 du | 308 du | 93,720 du |
| Multi-Family | 47,621 du | 1,136 du | 48,757 du |
| Mobile Home | 2,699 du | | 2,699 du |
| Commercial Retail | 18,866,030 sq. ft. | 1,033,000 sq. ft. | 19,899,030 sq. ft. |
| Hotel | 2,071 room | | 2,071 room |
| Sit-Down Restaurant | 283,790 sq. ft. | | 283,790 sq. ft. |
| Fast Food Restaurant | 23,600 sq. ft. | | 23,600 sq. ft. |
| Movie Theater | 3,300 seats | | 3,300 seats |
| Health Club | 54,000 sq. ft. | | 54,000 sq. ft. |
| Car Dealership | 411,000 sq. ft. | | 411,000 sq. ft. |
| Elem./Middle School | 278,590 students | 437 students | 279,027 students |
| High School | 12,843 students | 173 students | 13,016 students |
| College | 29,948 students | | 29,948 students |
| Hospital | 247,460 sq. ft. | | 247,460 sq. ft. |
| Library | 171,790 sq. ft. | | 171,790 sq. ft. |
| Church | 501,190 sq. ft. | | 501,190 sq. ft. |
| Day Care | 785,000 sq. ft. | | 785,000 sq. ft. |
| Industrial Park | 41,743,950 sq. ft. | | 41,743,950 sq. ft. |
| Business Park | 8,424,330 sq. ft. | | 8,424,330 sq. ft. |
| Manufact./Warehouse | 3,932,470 sq. ft. | | 3,932,470 sq. ft. |
| Utilities | 1,150,240 sq. ft. | | 1,150,240 sq. ft. |
| Commercial Office | 6,380,520 sq. ft. | | 6,380,520 sq. ft. |
| Medical Office | 133,730 sq. ft. | | 133,730 sq. ft. |
| Golf Course | 1,209.0 ac | | 1,209.0 ac |
| Developed Parkland | 477.3 ac | 16 ac | 493.3 ac |
| Undeveloped Parkland | 1,000.0 ac | | 1,000.0 ac |
| Special Generator ² | 413.0 sg | | 413.0 sg |

du = dwelling unit; sq. ft. = square feet; sta = staff; ac = acres; sg = special generator

¹ Santa Clarita Valley Consolidated Traffic Model, (November 2002). Includes existing development, buildout under the existing City of Santa Clarita General Plan and Santa Clarita Valley Area Plan, and active pending General Plan Amendment requests.

² Includes Wayside Honor Ranch, Six Flags Magic Mountain, Travel Village, CHP Office, and Aqua Dulce Airport.

**Table 4.11-3
Wastewater Generation Impact Analysis –
Santa Clarita Valley Cumulative Build-Out Scenario**

| Land Use | Generation (mgd) |
|----------------------|-------------------------|
| Single Family | 24.367 |
| Multi-Family | 9.508 |
| Mobile Home | 0.421 |
| Commercial Retail | 1.990 |
| Hotel | 0.259 |
| Sit-Down Restaurant | 0.284 |
| Fast Food Restaurant | 0.024 |
| Movie Theater | 3.713 |
| Health Club | 0.007 |
| Car Dealership | 0.041 |
| Elem./Middle School | 5.587 |
| High School | 0.259 |
| College | 0.599 |
| Hospital | 0.000 |
| Library | 0.009 |
| Church | 0.025 |
| Day Care | 0.039 |
| Industrial Park | 8.349 |
| Business Park | 1.685 |
| Manufact./Warehouse | 0.786 |
| Utilities | 0.029 |
| Commercial Office | 1.276 |
| Medical Office | 0.027 |
| Golf Course | 0.000 |
| Developed Parkland | 0.000 |
| Undeveloped Parkland | 0.000 |
| Special Generator | 0.000 |
| Total | 59.284 |

Source: Impact Sciences, Inc. (February 2004)

c. County Sanitation Districts of Los Angeles County Facilities Plan for the Santa Clarita Valley Sanitation District

The CSDLAC has prepared a Facilities Plan, with a horizon year of 2015, for the SCVSD that was approved in January 1998. The Facilities Plan will estimate future wastewater generation for the probable future service area of the SCVSD in order to anticipate future treatment capacity and wastewater conveyance needs. Unlike this EIR, which estimates future wastewater generation based on the buildout of land uses (under no certain horizon year) within the Santa Clarita Valley Area Plan and City of Santa

Clarita General Plan, plus known active pending General Plan Amendments, the CSDLAC Facilities Plan bases its projections for wastewater generation on the SCAG 1996 Regional Transportation Plan. The Facilities Plan uses a residential and commercial wastewater generation rate of 101 gallons per capita per day, plus projected industrial wastewater and contracted entitlement flow. The Facilities Plan also assumes that if the Specific Plan is approved, its wastewater would be treated at the new WRP, rather than by the SCVSD. According to CSDLAC estimates (as opposed to the estimates of this EIR), total flows projected from the Santa Clarita Valley in 2015, *exclusive of the Specific Plan*, would be 34.2 mgd.¹⁴ The projected site capacity of the Saugus and Valencia WRPs will be a total of 34.2 mgd by the year 2015.¹⁵ In addition, SCVSD does not expect to exceed a daily capacity of 34.2 mgd because connection permits will not be issued that would exceed this amount. Because safeguards are in place that ensure no connection permits are issued if capacity is not available, no significant cumulative impacts on the SCVSD would occur under this scenario.

9. CUMULATIVE MITIGATION MEASURES

Cumulative development would be required to implement similar mitigation, if necessary, determined on a project-by-project basis. Therefore, no additional mitigation is recommended or required for this project.

10. SIGNIFICANT UNAVOIDABLE IMPACTS

a. Project-Specific Impacts

Provided that proposed mitigation measures are implemented, no significant unavoidable wastewater disposal impacts are expected to result from implementation of the proposed project.

b. Cumulative Impacts

Provided that mitigation measures are implemented, no significant unavoidable cumulative wastewater disposal impacts are expected to result from implementation of the proposed project.

¹⁴ CSDLAC comment letter to Daniel Fierros, Department of Regional Planning, dated January 22, 2007.

¹⁵ Preliminary WRP Site Capacity Evaluations for the SCVSD, County Sanitation Districts of Los Angeles County, 1996.

4.12 SOLID WASTE SERVICES

1. SUMMARY

Site preparation (vegetation removal and grading activities) and construction activities would generate a total of approximately 20,556 tons (an average of approximately 4,111 tons per year of construction waste over the 5-year buildout of the project assuming no recycling), or approximately 10,278 total tons assuming a 50 percent diversion rate. Upon buildout, the Landmark Village project would generate approximately 21,439 pounds of solid waste per day, or approximately 3,913 tons per year, assuming no solid wastes from the project would be recycled (a worst-case scenario). The project may also generate household types of hazardous waste. Cumulative development within the Santa Clarita Valley would generate 395,553 tons per year of solid waste, as well as hazardous waste, assuming no recycling. The project's share of 3,913 tons per year would represent 0.99 percent of this total. Mitigation has been identified to reduce construction and operation wastes to the extent feasible. Los Angeles County's ("County") landfills have been assessed and approved to have adequate capacity to service the existing population and planned growth until the year 2017. Capacity is projected to extend beyond the year 2017, when combined with other events that have expanded landfill capacity within the County, such as recycling programs. Additionally, there is a potential for alternative solid waste disposal technologies to be developed and legislatively approved in the future; given the market forces that drive the solid waste industry, which could substantially reduce landfill disposal. However, currently, land suitable for landfill development or expansion is quantitatively finite and limited due to numerous environmental, regulatory, and political constraints. Therefore, until other disposal alternatives adequate to serve existing and future uses for the foreseeable future are employed, the potential project and cumulative solid and hazardous waste impacts are considered significant and unavoidable.

2. BACKGROUND

a. Relationship of Project to Newhall Ranch Specific Plan Program EIR

Section 4.15 of the Newhall Ranch Specific Plan Program EIR identified and analyzed the existing conditions, potential impacts, and mitigation measures associated with solid waste for the entire Newhall Ranch Specific Plan. The Newhall Ranch Specific Plan Program EIR concluded that Specific Plan implementation would result in significant impacts that could not be reduced to below a level of significance. All subsequent project-specific development plans and tentative subdivision maps must be consistent with both the Newhall Ranch Specific Plan, and the County's General Plan and the Santa Clarita Valley Area Plan.

This project-level EIR is tiering from the previously certified Newhall Ranch Specific Plan Program EIR. **Section 4.12** assesses the Landmark Village project's existing conditions, the project's potential

environmental impacts, and the applicable mitigation measures from the Newhall Ranch Specific Plan Program EIR, and any additional mitigation measures recommended by this EIR for the Landmark Village project.

3. SUMMARY OF THE NEWHALL RANCH SPECIFIC PLAN PROGRAM EIR FINDINGS

The Newhall Ranch Specific Plan Program EIR identified certain potentially significant impacts related to solid waste disposal services with implementation of the Specific Plan. Specifically, the Newhall Ranch Specific Plan Program EIR, and related findings, determined that implementation of the adopted Specific Plan would cause significant impacts to solid waste disposal services that could not be mitigated below a level of significance through the adoption of mitigation measures.¹ This was because, at the time the Newhall Ranch Specific Plan Program EIR was prepared, an adequate supply of landfill space had not been approved for beyond 1997, and existing hazardous waste management facilities in the County were inadequate; therefore, the Plan's increase in solid and hazardous waste generation was considered to cause a significant impact unless additional landfill space or other disposal alternatives were approved. For this reason, impacts were considered significant even with adoption of the identified feasible mitigation measures.²

In summary, site preparation and construction activities for the Specific Plan were expected to generate approximately 20,970 tons per year of construction waste for a total of 524,250 tons over the 25-year buildout assuming no recycling, or approximately 262,125 total tons using recycling practices in effect in 1999. Site preparation and construction waste would likely include wood, paper, glass, plastic, and green wastes, typical of construction debris. Construction activities could also generate household-type hazardous waste products. The waste generated would result in an incremental and intermittent increase in solid waste disposal at landfills and other waste disposal facilities within Los Angeles County. Following project buildout, the Newhall Ranch Specific Plan would generate approximately 261,593 pounds of solid waste per day, or 47,741 tons per year, assuming no recycling, possibly including household-type hazardous waste products.

Mitigation measures were adopted, which require the Newhall Ranch Specific Plan to meet the requirements of all applicable solid waste diversion, storage, and disposal of solid and hazardous wastes within the Specific Plan in order to reduce impacts to the extent feasible.³ Despite the reduction of solid

¹ See, Mitigation Measures 4.15-1 through 4.15-4 in both the certified Newhall Ranch Specific Plan Program EIR (March 9, 1999) and the adopted Mitigation Monitoring Plan for the Specific Plan (May 2003).

² *Ibid.*

³ *Ibid.*

waste generation during both project construction and operation, land suitable for landfill development or expansion is quantitatively finite and limited due to numerous environmental, regulatory, and political constraints. Based on the Newhall Ranch Specific Plan Program EIR and record, the County's Board of Supervisors found that until the County can demonstrate that approved landfill space or other disposal alternative will be adequate to serve existing and future uses for the foreseeable future, Specific Plan and cumulative solid and hazardous waste impacts remain unavoidably significant.

4. EXISTING CONDITIONS

a. Introduction

The Los Angeles County Department of Public Works (LACDPW) is responsible for developing plans and strategies to manage the solid waste, including hazardous waste, generated in the County's unincorporated areas, and for addressing the disposal needs of Los Angeles County as a whole. In the past, solid waste was simply collected and disposed of at landfills in the local vicinity. More recently, many jurisdictions, including the County, have stated that existing local landfill space may reach capacity in the very near future. Even with waste reduction and recycling efforts, many jurisdictions are having tremendous difficulty approving new local landfill space or alternative means of disposal to address the anticipated shortage. While solid waste (including hazardous waste) continues to be generated and the public expects it to be collected and disposed, the public has strongly opposed both the creation and expansion of disposal facilities during the permitting process.

Currently, most solid waste is disposed of in landfills. The amount of waste diverted from landfills has increased as jurisdictions throughout the state comply with the provisions of the California Integrated Waste Management Act (discussed later in this EIR section). This diversion will increase the life expectancy of landfills, but will not eliminate the need for new landfills. As growth occurs throughout southern California, new landfills will need to be developed and/or other waste disposal alternatives will need to be implemented to respond to the continued generation of solid waste requiring collection and disposal. Additionally, serious health issues (e.g., disease) would arise if regions lacked capacity to collect and dispose of waste. If landfill capacity was severely diminished or eliminated, state and local agencies would be forced to intervene and implement new landfilling and/or other disposal options, because it would not be possible to halt the generation of solid waste. Discussion of such intervention is currently taking place at the state level. Ultimately, it is not reasonable to assume that all existing landfill space will reach capacity and that no new landfill space or disposal options will be made available; therefore, it is expected that new and expanded landfills would be approved as part of a comprehensive solid waste program.

In response to this dilemma, alternative methods of collection, transfer, disposal, and even the reduction, recycling and reuse of solid waste have been considered. It is speculative to identify specific options for waste disposal that will exist in the future. Disposal options that have been discussed at the state and County levels, as well as by the private waste disposal industry, include expanding existing landfills, transferring solid waste out of the County or state by truck or rail car, and incineration using co-generation plants locally and regionally. However, it should be noted that some landfills may not accept refuse from outside jurisdictions, or may limit incoming disposal of waste to municipalities. Options to reduce the amount of waste disposed of in landfills have included curbside recyclable materials collection or materials separation performed by the agencies. The technology and economics for these options are changing rapidly. As an example, 20 years ago few people would have envisioned the amount of recycling that occurs today. The management of future solid waste disposal is concerned with where and how solid waste will be handled, and the costs involved. It is largely an open market, regulated by various government controls.

Currently, most solid waste collected within Los Angeles County by private haulers is disposed of within the County. However, this is not to say with absolute certainty that independent solid waste haulers do not or would not take solid wastes over the County line. In fact, LACDPW has maintained a steadfast opinion that prudent public policy includes a balance of in-County and out-of-County disposal capacity to provide for the County's long-term disposal needs. Greater inter-county transfer of solid waste may occur in the near future if landfills outside of Los Angeles County provide greater economic advantages to haulers or if landfills within the County reach capacity.⁴ However, demonstration of the potential for in-County waste disposal capacity and expansion is important to the County's effective negotiation of out-of-County disposal contracts. If the County becomes totally reliant on out-of-County disposal capacity, it would have little negotiating leverage against unfavorable pricing structures.

The increase in recycling indicates the growing privatization that is occurring within the solid waste industry today. In the past, many municipalities provided the service of collecting solid waste and disposing of it in their own landfills. In today's free-enterprise system, private industries compete to collect and dispose of solid waste largely because of the difficulty that municipalities have in approving new disposal sites. Solid waste has become a commodity and has supported the growth of the private solid waste-management industry. Private solid waste haulers dispose of their loads at landfills that provide the greatest economic advantage (considering location, transportation cost, and disposal tipping fees). As local landfills reach capacity, economic forces will even more actively drive the collection and

⁴ The U.S. Supreme Court has ruled that jurisdictional solid waste disposal restrictions infringe on a landfill operator's ability to actively participate in interstate commerce. In *Philadelphia v. New Jersey*, 437 U.S. 617 (1978), the court ruled that the City of Philadelphia could not prevent the State of New Jersey from bringing solid waste to Philadelphia for disposal.

disposal of solid waste. Additionally, as explained above, a balance of in-County and out-of-County disposal capacity is necessary to maintain negotiating leverage against unfavorable pricing structures in other jurisdictions.

Two landfills outside Los Angeles County that would receive Los Angeles area waste by rail car are currently proposed to provide long-term solid waste disposal capacity for Los Angeles. The Mesquite Regional Landfill in southern Imperial County and the Eagle Mountain Landfill in Riverside County are both owned by the Sanitation Districts of Los Angeles County (Sanitation Districts) and can provide more than 100 years of disposal capacity for Los Angeles County.⁵ The Mesquite Regional Landfill is proposed to be operational in late 2009 (with the rail yard completed in 2010), and is permitted to accept up to 20,000 tons of waste each day for the next 100 years.⁶ The Sanitation Districts are currently performing the due diligence examination of the Eagle Mountain Landfill. Federal litigation is pending, and could overturn the current permit.⁷

Finally, incineration facilities may provide a dual function of disposing of solid waste and generating regional power supplies. If local landfills are not expanded or developed and solid waste is hauled to distant locations, incineration facilities may also become an economically attractive method of solid waste disposal.

Because of the difficulty predicting the constantly changing solid waste management situation, it was necessary to formulate a method in which to evaluate impacts on the landfills that are most likely to serve the project site. Specifically, this EIR section compares the solid waste generation of the proposed project with the capacity of the existing landfills operating within Los Angeles County that accept waste from unincorporated areas. This is considered a worst-case scenario, as it does not assume the development of any new landfills, the use of out-of-County landfills, or the implementation of any other disposal options. Although it is unreasonable to assume that no changes would occur, this provides a worst-case scenario baseline for analysis.

Information in this section was derived from LACDPW, *Los Angeles County Integrated Waste Management Plan, 2002 Annual Report on the Countywide Summary Plan and Countywide Siting Element*, February 2004, *Los Angeles County Department of Public Works, 2002 Annual Report on the Source Reduction and Recycling Element, Household Hazardous Waste Element, and Nondisposal Facility Element for the County of Los Angeles Unincorporated Areas*, February, 2004, and interviews with County Sanitation Districts of Los Angeles County (CSDLAC) and LACDPW Environmental Programs Division staff.

⁵ Sanitation Districts of Los Angeles County, *Fiscal Year 2002-2003 in Review*.

⁶ Mesquite Regional Landfill Website at www.mrlf.org, last checked February 26, 2009.

⁷ Ibid.

b. Plans and Policies for Solid Waste Disposal

In 1989, legislation in the State of California required cities and counties to reduce the amount of solid wastes entering existing landfills by recycling, reuse and waste prevention efforts, pursuant to the California Integrated Waste Management Act (CIWMAC). This legislation established reduction mandates of at least 50 percent reduction by year 2000.

(1) California Integrated Waste Management Act

The California Integrated Waste Management Act of 1989 (Assembly Bill [AB] 939) requires every city and county in the state to prepare a Source Reduction and Recycling Element (SRRE) to its Solid Waste Management Plan that identifies how each jurisdiction will meet the mandatory state waste diversion goals of 25 percent by the year 1995 and 50 percent by the year 2000. The purpose of AB 939 is to “reduce, recycle, and re-use solid waste generated in the state to the maximum extent feasible.” Noncompliance with the goals and timelines set forth within the Act can be severe, as the bill imposes fines up to \$10,000 per day on jurisdictions (cities and counties) not meeting these recycling and planning goals.

The term “integrated waste management” refers to the use of a variety of waste management practices to safely and effectively handle the municipal solid waste stream with the least adverse impact on human health and the environment. The Act has established waste management hierarchy as follows:

- Source Reduction
- Recycling
- Composting
- Transformation
- Disposal

(2) California Integrated Waste Management Board Model Ordinance

Subsequent to the Integrated Waste Management Act, additional legislation was passed to assist local jurisdictions in accomplishing the goals of AB 939. The California Solid Waste Re-use and Recycling Access Act of 1991 (Public Resources Code Sections 42900–42911) directs the CIWMB to draft a “model ordinance” relating to adequate areas for collecting and loading recyclable materials in development projects. If by September 1, 1994, a local agency did not adopt its own ordinance based on the CIWMB model, the CIWMB model ordinance took effect for that local agency. The County chose to use the CIWMB model ordinance as the County’s model ordinance.

(3) County of Los Angeles Solid Waste Management Action Plan

The County's Board of Supervisors in 1988 approved the Los Angeles County *Solid Waste Management Action Plan* to provide long-range management of the solid waste generated within the County. This plan includes such approaches as source reduction, recycling and composting programs, household hazardous waste management programs, and public education awareness programs. The plan concludes that landfilling will remain an integral part of the waste management system and calls for the establishment of 50 years of in-County permitted landfill capacity, as well as the County's support for the development of disposal facilities out of the County.

(4) County of Los Angeles Source Reduction and Recycling Element

The *Source Reduction and Recycling Element* (SRRE) was prepared in response to AB 939. It describes policies and programs that will be implemented by the County for the County unincorporated areas to achieve the state's mandates of 25 and 50 percent waste disposal reductions by the years 1995 and 2000, respectively. Per the Integrated Waste Management Act of 1989, the Source Reduction and Recycling Element projects disposal capacity needs for a 15-year period. The current SRRE 15-year period commenced in 1992.

(5) County of Los Angeles Household Hazardous Waste Element

AB 939 requires every city and county within the state to prepare a Household Hazardous Waste Element (HHWE) and to provide for management of household hazardous waste generated by the residents within its jurisdiction. The Countywide household hazardous waste management program, consisting of collection and public education/information services, has been formulated to serve residents throughout the County in a convenient and cost-effective manner. In addition to reducing the amount of waste that might otherwise be sent to a landfill as required by AB 939, these programs are important facets in the County's effort to clean up the solid waste stream.

(6) County of Los Angeles Non-Disposal Facility Element

AB 939 requires every city and county within the state to prepare and adopt a Non-Disposal Facility Element (NDFE) identifying all existing, expansions of existing, and proposed new non-disposal facilities which will be needed to implement the local jurisdiction's SRRE. The County's NDFE identifies 20 existing materials recovery facilities/transfer stations, and nine proposed material recovery facilities as non-disposal facilities that the County intends to utilize to implement its SRRE and meet the diversion requirements of AB 939. In addition, the County's NDFE also identifies the utilization of four landfill facilities, operated by CSDLAC, for diversion of yard/green waste which is intended to be used as alternative daily cover at the landfills.

c. Existing Solid Waste Generation

(1) Statewide Solid Waste Generation

In the State of California, 93 million tons of solid waste was generated in 2008.⁸ Of that total, 54 million tons of the solid waste stream was diverted from landfills through various source reduction, recycling, and re-use efforts in 2008, a diversion rate of 58 percent.⁹ Therefore, the State of California is meeting and exceeding the national and state diversion standards.

(2) Regional Solid Waste Generation

A total of 1.1 million tons of solid waste was collected within unincorporated Los Angeles County for the year 2007.¹⁰ Since 2000, the County of Los Angeles has required a 50 percent solid waste diversion rate for all cities within the jurisdiction.¹¹ In 2004, the California Integrated Waste Management Board (CIWMB) reported that 53% of solid waste within unincorporated Los Angeles County was diverted through various source reduction, recycling, and re-use efforts; additionally, the preliminary report prepared by CIWMB indicates a 50 percent solid waste diversion rate in 2005, and a 54 percent diversion rate in 2006.¹² Therefore, unincorporated Los Angeles County is meeting the diversion goals set forth by the County of Los Angeles as well as the State of California.

(3) Site-Specific Solid Waste Generation

The tract map site is cultivated with row crops. Miscellaneous ancillary sheds used to store agricultural equipment are found on this site. Several dirt roads provide access to the cultivated fields. Several abandoned oil wells along with active agricultural water wells are also dispersed within the property boundary. Land within the two off-site grading sites is undeveloped or disturbed by agricultural cultivation and oil production. The water tank site is located on undeveloped land. The utility corridor runs parallel to existing road rights-of-way (see **Figure 2.0-1, Existing Land Use**). These off-site project areas do not significantly contribute to the amount of solid waste to the area's waste stream.

⁸ California Integrated Waste Management Board website, February 2009. www.ciwmb.ca.gov.

⁹ *Ibid.*

¹⁰ California Integrated Waste Management Board, Jurisdiction Diversion and Disposal Profile: Los Angeles County at <http://www.ciwmb.ca.gov/Profiles>. February 27, 2009.

¹¹ *Ibid.*

¹² California Integrated Waste Management Board website, February 27, 2009. www.ciwmb.ca.gov.

d. Existing Solid Waste Collection and Disposal

(1) Solid Waste Collection

Residential, commercial, and industrial trash collection in the unincorporated areas of Los Angeles County is handled by private haulers. These haulers operate in a free-enterprise system and make their profits by collecting disposal fees. When collected, the waste may be taken to any landfill that is willing to accept it. The private haulers are free to operate in any of the unincorporated areas of the County, as well as outside the County. In 2003, about 120 haulers were permitted by the County's Department of Health Services to collect residential, commercial, and industrial waste in unincorporated Los Angeles County.¹³

(2) Solid Waste Disposal

In June, 1996, Los Angeles County prepared the *Los Angeles County Countywide Siting Element* to project waste generation and waste disposal capacity within the County. Projections are made for 15-year planning periods. LACDPW updates the *Siting Element* annually. The most recent report is the *Los Angeles County Integrated Waste Management Plan, 2002 Annual Report on the Countywide Summary Plan and Countywide Siting Element* (published February 2004).

Table 4.12-1, Existing Landfill Capacity and Regional Needs Analysis for Los Angeles County, identifies the anticipated remaining capacity and anticipated remaining years of operation of each landfill, while **Figure 4.12-1, Locations of Major Los Angeles County Landfill Sites**, illustrates the locations of Los Angeles County landfills in relation to the project site.¹⁴

Recent expansions at the Chiquita Canyon, Antelope Valley, Lancaster, and Puente Hills Landfills are reflected in **Table 4.12-1**. A number of landfills in **Table 4.12-1** have an anticipated life expectancy that extends beyond 2017, which is the end of the current 15-year planning period based on the most report, the *Los Angeles County Integrated Waste Management Plan, 2002 Annual Report on the Countywide Summary Plan and Countywide Siting Element* (published February 2004). For example, the Lancaster Landfill was approved for expansion to extend the life of this landfill to 2030,¹⁵ and the Burbank, Chiquita Canyon,

¹³ Telecommunication with Carlos Ruiz, Supervising Civil Engineer III, Head, Planning Section, Environmental Programs Division, Los Angeles County Department of Public Works, July 15, 2003.

¹⁴ **Table 4.12-1** is based on the Los Angeles County Department of Public Works, *Los Angeles County Integrated Waste Management Plan, 2002 Annual Report on the Countywide Summary Plan and Countywide Siting Element*, February 2004.

¹⁵ Telecommunication with Kay Krumwied, Lancaster Landfill, December 4, 2002. A life expectancy to 2030 assumes the acceptance of the maximum daily tonnage of 1,700 tons of solid waste.

Pebbly Beach, San Clemente, Scholl and Whittier (Savage Canyon) Landfills are permitted until 2054, 2019, 2033, 2032, 2019 and 2025 respectively.¹⁶

The landfills in **Table 4.12-1** are classified as major landfills, which are defined as those facilities that receive more than 50,000 tons of solid waste per year. Additionally, these landfills are classified as Class III since they are permitted to accept only non-hazardous wastes. As shown in **Table 4.12-1**, with the approval of the Antelope Valley, Bradley, Chiquita, Lancaster, and Puente Hills Landfills expansions, Los Angeles County's landfills have adequate capacity to service the existing population and planned growth until the year 2017. However, capacity will extend beyond the year 2017, as noted above, particularly when combined with other events that have expanded landfill capacity within the County. This includes recent agreements between Orange County and Waste Management, Inc. (WMI), which diverts waste (168,000 tons per year) from San Diego County that was imported into Los Angeles County. This waste now goes to Orange County instead of Los Angeles County. Also, an agreement between Orange County and Taormina Industries, which mainly serves Los Angeles County, calls for 2,000 tons of solid waste per day to be diverted to Orange County landfills.¹⁷ After that time, the daily volume of solid waste generated would exceed the volumes that these landfills are permitted to accept unless new landfills or other disposal alternatives are approved.

As with the solid waste haulers, these landfills operate in a free-enterprise system. Their operating expenses and profits are obtained by collecting disposal fees from the haulers on a per ton basis. The capacities of the landfills are regulated for the most part through the amount of solid waste that each particular facility is permitted to collect per day and in their total capacity.

Solid wastes collected from the Santa Clarita Valley area primarily go to the Chiquita Canyon Landfill, located immediately to the north and east of the project site, and/or to the Sunshine Canyon Landfill located in Sylmar, while other more distant landfills may also receive solid wastes from the area. For instance, the Antelope Valley Landfill in Palmdale, Bradley West Landfill in Sun Valley, Lancaster Landfill in Lancaster, and the Simi Valley Landfill in Simi Valley could all conceivably accept waste from the area.

¹⁶ California Integrated Waste Management Board website, July 30, 2004.

¹⁷ *Approaching an Integrated Solid Waste Management System for Los Angeles County, California*, May 2, 1997, GBB, Solid Waste Management Consultants.

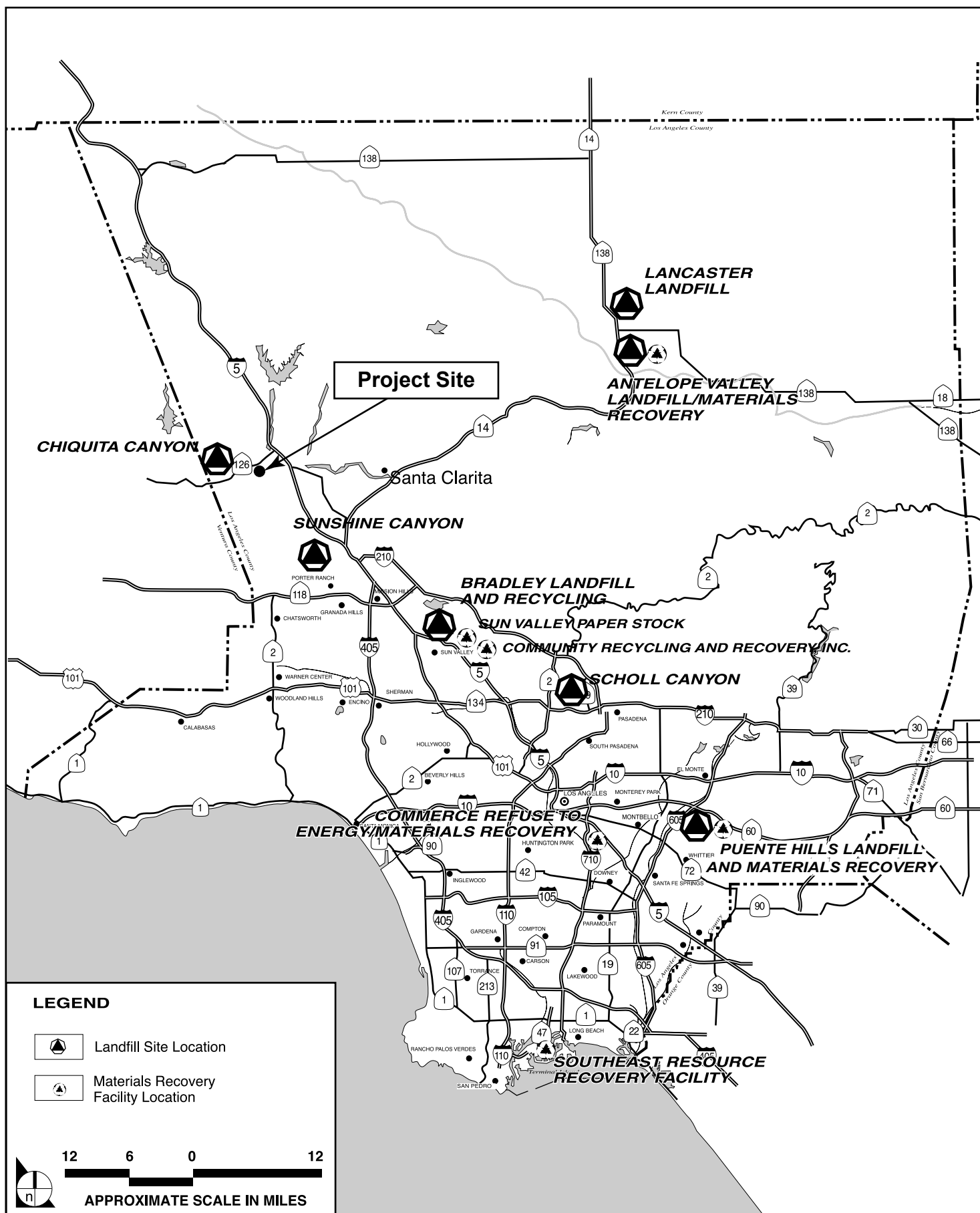


FIGURE 4.12-1

Locations of Major Los Angeles County Landfill Sites

Table 4.12-1
Existing Landfill Capacity and Regional Needs Analysis for Los Angeles County

| Year | Waste Generation Rate | Percent Diversion | Total Disposal Need | Maximum Daily Transformation Capacity | Class III Landfill Disposal Need | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | Class III Landfill Daily Disposal Capacity Shortfall (Excess) |
|---------|--|-------------------|---------------------|---------------------------------------|----------------------------------|--------------------|---------|------------------------|--|-----------------------|------------------------|---------------------------|----------------|-----------------------------|-----------------------|----------|-----------------------|---|
| | | | | | | EXISTING LANDFILLS | | | | | | | | | | | | |
| | | | | | | Antelope Valley | Bradley | R Burbank ⁶ | R Calabasas | Chiquita ⁶ | Lancaster ⁷ | Pebbly Beach ⁶ | L Puente Hills | R San Clemente ⁶ | R Scholl ⁶ | Sunshine | Whittier ⁶ | |
| | Expected Daily Tonnage 6 Day Average (tpd-6) | | | | | | | | Remaining Permitted Landfill Capacity at Year's End (Million Tons) | | | | | | | | | |
| (tpd-6) | (tpd-6) | (tpd-6) | (tpd-6) | (tpd-6) | (tpd-6) | | | | | | | | | | | | | (tpd-6) |
| 2002 | 73,866 | 5.00% | 36,933 | | | 847 | 2,245 | 128 | 1,041 | 4,681 | 864 | 14.3 | 11,761 | 2.3 | 1,194 | 5,714 | 269 | |
| 2003 | 74,422 | 50.00% | 37,211 | 2,069 | 35,142 | 9.2 | 1.1 | 3.5 | 11.0 | 17.2 | 13.8 | 0.102 | 3.1 | 0.013 | 8.2 | 8.1 | 4.8 | 4,172 |
| | | | | | | 1,800 | 1,800 | 129 | 1,049 | 5,000 | 1,700 | 14.4 | 12,000 E | 2.3 | 1,203 | 6,000 | 271 | |
| 2004 | 75,217 | 50.00% | 37,609 | 2,069 | 35,539 | 8.6 | 0.6 | 3.5 | 10.7 | 15.7 | 13.3 | 0.098 | 40.6 | 0.012 | 7.8 | 6.2 | 4.8 | (1,359) |
| | | | | | | 1,800 | 1,500 | 131 | 1,060 | 5,000 | 1,700 | 14.5 | 13,200 | 2.4 | 1,216 | 11,000 E | 274 | |
| 2005 | 76,798 | 50.00% | 38,399 | 2,069 | 36,330 | 8.0 | 0.1 | 3.4 | 10.3 | 14.1 | 12.8 | 0.093 | 36.5 | 0.011 | 7.4 | 75.8 | 4.7 | (1,125) |
| | | | | | | 1,800 | 2,000 E | 134 | 1,082 | 5,000 | 1,700 | 14.8 | 13,200 | 2.4 | 1,242 | 11,000 | 280 | |
| 2006 | 78,944 | 50.00% | 39,472 | 2,069 | 37,403 | 7.5 | 3.2 | 3.4 | 10.0 | 12.6 | 12.3 | 0.088 | 32.3 | 0.011 | 7.1 | 72.4 | 4.6 | (3,129) |
| | | | | | | 1,800 | 5,000 | 137 | 1,112 | 5,000 | 1,700 | 15.2 | 13,200 | 2.5 | 1,277 | 11,000 | 288 | |
| 2007 | 81,099 | 50.00% | 40,550 | 2,069 | 38,480 | 6.9 | 1.7 | 3.3 | 9.7 | 11.0 | 11.7 | 0.084 | 28.2 | 0.010 | 6.7 | 68.9 | 4.5 | (2,129) |
| | | | | | | 1,800 | 5,000 | 141 | 1,143 | 5,000 | 1,700 | 15.7 | 13,200 | 2.5 | 1,311 | 11,000 | 296 | |
| 2008 | 83,351 | 50.00% | 41,675 | 2,069 | 39,606 | 6.4 | C | 3.3 | 9.3 | 9.4 | 11.2 | 0.079 | 24.1 | 0.009 | 6.3 | 65.5 | 4.4 | 3,916 |
| | | | | | | 1,800 | | 145 | 1,175 | 5,000 | 1,700 | 16.1 | 13,200 | 2.6 | 1,348 | 11,000 | 304 | |
| 2009 | 85,470 | 50.00% | 42,735 | 2,069 | 40,666 | 5.8 | | 3.2 | 8.9 | 7.9 | 10.7 | 0.074 | 20.0 | 0.0083 | 5.8 | 62.1 | 4.3 | 4,900 |
| | | | | | | 1,800 | | 149 | 1,204 | 5,000 | 1,700 | 16.5 | 13,200 | 2.7 | 1,382 | 11,000 | 312 | |
| 2010 | 87,522 | 50.00% | 43,761 | 2,069 | 41,692 | 5.2 | | 3.2 | 8.6 | 6.3 | 10.1 | 0.069 | 15.9 | 0.074 | 5.4 | 58.6 | 4.2 | 5,852 |
| | | | | | | 1,800 | | 152 | 1,233 | 5,000 | 1,700 | 16.9 | 13,200 | 2.7 | 1,415 | 11,000 | 319 | |
| 2011 | 89,614 | 50.00% | 44,807 | 2,069 | 42,738 | 4.7 | | 3.2 | 8.2 | 4.8 | 9.6 | 0.063 | 11.7 | 0.0066 | 5.0 | 55.2 | 4.1 | 6,823 |
| | | | | | | 1,800 | | 156 | 1,263 | 5,000 | 1,700 | 17.3 | 13,200 | 2.8 | 1,449 | 11,000 | 327 | |
| 2012 | 91,623 | 50.00% | 45,811 | 2,069 | 43,742 | 4.1 | | 3.1 | 7.8 | 3.2 | 9.1 | 0.058 | 7.6 | 0.0054 | 4.5 | 51.8 | 4.0 | 7,755 |
| | | | | | | 1,800 | | 159 | 1,291 | 5,000 | 1,700 | 17.7 | 13,200 | 2.9 | 1,482 | 11,000 | 334 | |
| 2013 | 93,589 | 50.00% | 46,795 | 2,069 | 44,726 | 3.5 | | 3.1 | 7.4 | 1.6 | 8.5 | 0.052 | 3.5 | 0.0048 | 4.0 | 48.3 | 3.9 | 8,668 |
| | | | | | | 1,800 | | 163 | 1,319 | 5,000 | 1,700 | 18.1 | 13,200 | 2.9 | 1,513 | 11,000 | 341 | |
| 2014 | 95,838 | 50.00% | 47,919 | 2,069 | 45,850 | 3.0 | | 3.0 | 7.0 | 0.1 | 8.0 | 0.047 | C | 0.0039 | 3.6 | 44.9 | 3.8 | 27,912 |
| | | | | | | 1,800 | | 167 | 1,350 | C | 1,700 | 18.5 | | 3.0 | 1,550 | 11,000 | 350 | |
| | | | | | | 2.4 | | 3.0 | 6.5 | | 7.5 | 0.041 | | 0.0029 | 3.1 | 41.5 | 3.7 | |

| Year | Waste Generation Rate | Percent Diversion | Total Disposal Need | Maximum Daily Transformation Capacity | Class III Landfill Disposal Need | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | Class III Landfill Daily Disposal Capacity Shortfall (Excess) |
|------|-----------------------|-------------------|---------------------|---------------------------------------|--|--------------------|---------|------------------------|--|-----------------------|------------------------|---------------------------|----------------|-----------------------------|-----------------------|----------|-----------------------|---|
| | | | | | | EXISTING LANDFILLS | | | | | | | | | | | | |
| | | | | | | Antelope Valley | Bradley | R Burbank ⁶ | R Calabasas | Chiquita ⁶ | Lancaster ⁷ | Pebbly Beach ⁶ | L Puente Hills | R San Clemente ⁶ | R Scholl ⁶ | Sunshine | Whittier ⁶ | |
| | | | | | | | | | Expected Daily Tonnage 6 Day Average (tpd-6) | | | | | | | | | |
| | (tpd-6) | (tpd-6) | (tpd-6) | (tpd-6) | Remaining Permitted Landfill Capacity at Year's End (Million Tons) | | | | | | (tpd-6) | | | | | | | |
| 2015 | 98,073 | 50.00% | 49,036 | 2,069 | 46,967 | 1,800 | | 163 | 1,319 | | 1,700 | 18.1 | | 2.9 | 1,5133 | 11,000 | 341 | 28,949 |
| | | | | | | 1.9 | | 2.9 | 6.1 | | 7.0 | 0.035 | | 0.0020 | 2.6 | 38.0 | 3.6 | |
| 2016 | 100,318 | 50.00% | 50,159 | 2,069 | 48,090 | 1,800 | | 174 | 1,414 | | 1,700 | 19.4 | | 3.1 | 1,622 | 11,000 | 366 | 29,991 |
| | | | | | | 1.3 | | 2.8 | 5.7 | | 6.4 | 0.029 | | 0.0011 | 2.1 | 34.6 | 3.5 | |
| 2017 | 102,300 | 50.00% | 51,150 | 2,069 | 49,081 | 1,800 | | 178 | 1,442 | | 1,700 | 19.7 | | 3.2 | 1,654 | 11,000 | 373 | 30,911 |
| | | | | | | 0.7 | | 2.8 | 5.2 | | 5.9 | 0.023 | | 0.0001 | 1.6 | 31.2 | 3.4 | |

ASSUMPTIONS:

1. The Waste Generation Rate (excluding the inert waste being handled at permitted unclassified landfills) was estimated using the CIWMB's Adjustment Methodology, utilizing population projection available from State Department of Transportation, and employment and taxable sales projections available from UCLA.
2. Diversion Rate is 50 percent for years 2002 through 2017.
3. Expected Daily Tonnage Rates are based on permitted daily capacity for the Antelope Valley, Chiquita, Lancaster, Puente Hills, and Sunshine Landfills. The expected daily tonnage rate for Burbank, Calabasas, Pebbly Beach, San Clemente, Scholl, and Whittier (Savage) Landfills are based on the average daily tonnages for the period of 1/1/02 to 12/31/02.
4. Expected Daily Tonnage Rate for Bradley Landfill Expansion is based on the historical use of this landfill.
5. "tpd-6": tons per day, 6 day per week average.
6. Anticipated closures per CIWMB website, <http://www.ciwmb.ca.gov/swis>, accessed July 30, 2004: Burbank-2054; Chiquita-2019; Pebbly Beach-2033; San Clemente-2032; Scholl-2019; Whittier-2025.
7. Anticipated closure 2030, per telecommunication with Kay Krumwied, Lancaster Landfill, December 4, 2002.

LEGEND:

- C Closure due to exhausted capacity
E Expansion becomes effective
L Does not accept waste from the City of Los Angeles and Orange County
R Restricted Wasteshed
CIWMB California Integrated Waste Management Board

Source: Los Angeles County Department of Public Works, Los Angeles County Countywide Integrated Waste Management Plan 2002 Annual Report – Part II: Siting Element Assessment, Appendix E-2.7, February 2004.

e. Hazardous Materials Collection and Disposal

As discussed above, Los Angeles County has prepared a HHWE to provide for management of household hazardous waste generated by the residents within its jurisdiction.

Certain uses and activities generate hazardous waste that must be disposed at locations other than Class III or unclassified landfills. A generator is a person or business whose acts or processes produce hazardous waste or who, in some other manner, causes a hazardous substance or waste to become subject to the California Hazardous Waste Control Law (HWCL), (Health and Safety Code Sections 25100 through 25249). These hazardous materials then need to be disposed of or transported to a licensed disposal or treatment facility. However, the disposal and transport of hazardous materials is a little more complicated than that of the typical Class III solid waste because there are many forms of hazardous materials. Generators that use hazardous materials and/or generate hazardous waste are responsible for the disposal of the waste. There are many licensed private contractors that transport and dispose hazardous waste.

LACDPW has indicated that existing hazardous waste management facilities within the County are inadequate to meet the waste currently generated within Los Angeles County.¹⁸ However, there are several Class I and II landfills that exist in Southern and Central California that can currently accept hazardous waste generated within the County. Each is described briefly below:

- Laidlaw Landfill, Buttonwillow, Kern County, California: This facility accepts hazardous and non-hazardous waste and is permitted as a Class I landfill. The facility has no restrictions for the amount of waste that can be accepted on a daily basis.
- Kettleman Hills Landfill, Kettleman City, Kings County, California: This is a Class I permitted landfill that accepts hazardous and non-hazardous waste with no capacity restrictions.
- McKittrick Waste Treatment Site, McKittrick, Kern County, California: This facility is a Class II permitted landfill that accepts hazardous and non-hazardous waste. The facility has a capacity restriction of 412 cubic meters daily.

f. Current Site Conditions

The Landmark Village tract map site is cultivated with row crops. Miscellaneous ancillary sheds used to store agricultural equipment are found on the site. Several dirt roads provide access to the cultivated fields. Several abandoned oil wells along with active agricultural water wells are also dispersed within the tract map boundary. Land within the proposed Adobe Canyon borrow site, Chiquito Canyon

¹⁸ Written correspondence from Rod Kubomoto, Watershed Management Division, County of Los Angeles Department of Public Works, April 21, 2004.

grading site, water tank site and the utility corridor area is either undeveloped or disturbed by agricultural cultivation or oil production (**Figure 2.0-1, Existing Land Use**).

5. PROPOSED PROJECT IMPROVEMENTS

The applicant proposes to develop 1,444 residential dwelling units (308 single-family units, 685 multi-family units, 451 apartments) with a total residential population of 3,680,¹⁹ approximately 1,033,000 square feet of commercial/mixed use space, a 9-acre elementary school, a 16-acre Community Park, four private recreational facilities, open space and river trail uses, trailhead, park and ride, and supporting roadway, drainage, and infrastructure improvements. Based on the number and type of housing units to be generated by the Landmark Village project and the student generation rate for each type of housing unit, the Landmark Village project would generate a total of 299 elementary students, 138 junior high school students, and 173 senior high school students. In addition, the applicant proposes to construct the Long Canyon Road Bridge over the Santa Clara River, and install exposed and buried bank stabilization on portions of the south and north side of the river.

6. PROJECT IMPACTS

The analysis of potential impacts to solid waste disposal associated with construction and operation of the proposed project, including the significance criteria applicable to assessing such impacts, is presented below.

a. Significance Threshold Criteria

According to Appendix G of the *State CEQA Guidelines*, a project would have a significant impact on solid waste disposal services if the project would:

- Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs; or
- Not comply with federal, state, and local statutes and regulations related to solid waste.

The *State CEQA Guidelines* do not identify any quantitative standards for determining the significance of a new development project's solid waste generation.

¹⁹ Based upon County of Los Angeles provided estimates of 3.17 persons per single family dwelling, 2.38 persons per multi-family dwelling and per apartment.

b. Impact Analysis

(1) Construction-Related Impacts

Site preparation (vegetation removal and grading activities) and construction activities would generate a total of approximately 20,556 tons, or an average of approximately 4,111 tons per year of construction wastes over the five-year buildout of the project assuming no recycling, or approximately 10,278 total tons assuming a 50 percent diversion rate.²⁰ These waste materials are expected to be typical construction debris, including wood, paper, glass, plastic, metals, cardboard, and green wastes. The wastes generated would result in an incremental and intermittent increase in solid waste disposal at landfills and other waste disposal facilities within Los Angeles County. Unless construction-related wastes are recycled, construction solid waste generation would have a significant impact on the capacity of the County's solid waste management system.

The project will comply with the requirements set forth in Title 20, Utilities, Chapter 20.87, Construction and Demolition Debris Recycling, of the Los Angeles County Code, which requires recycling and reuse of construction and demolition debris in the unincorporated areas of the County, as well as preparation of a Recycling and Reuse Plan ("RRP"), to be submitted to the Department of Public Works, Environmental Programs Division, after an application for a permit has been filed for a project. In compliance with this code section, mitigation would be adopted to require the project proponent to prepare a Waste Management Plan to recycle, at a minimum, 50 percent of the construction and demolition debris, and the RRP would be submitted to the Los Angeles County Environmental Programs Division. As discussed above, an adequate amount of landfill space has not been ensured to accommodate long-term solid waste generation at current disposal rates. Therefore, even with mitigation, the project's construction-related solid waste impact to Class III landfills would be considered significant.

Construction activities could also generate hazardous waste products. A licensed hazardous waste disposal expert would be required to dispose of all hazardous materials, such as contaminated soils or asbestos containing materials, in accordance with applicable regulations (i.e., South Coast Air Quality Management District [SCAQMD] Rules and Regulations for asbestos). Hazardous waste disposal will be handled and disposed of in accordance with all appropriate state and federal laws. Because of the many laws and regulations associated with the disposal of hazardous waste, it would have to be determined at the time of disposal where any certain hazardous waste would be taken. The permitted Class I and II landfills currently in operation within Southern California can currently accommodate hazardous debris

²⁰ Assumes a generation rate of 90 tons per acre of construction waste. Project gross developable acreage is 228.4 (291-62.6). Refer to **Section 1.0, Project Description**.

generated during project implementation. However, as noted above, land suitable for landfill development or expansion is quantitatively finite and limited due to numerous environmental, regulatory, and political constraints. Therefore, impacts to hazardous waste disposal facilities are considered significant.

(2) Operational Impacts

At buildout, the project would generate 21,439 pounds of solid waste per day, or 3,913 tons per year, as shown in **Table 4.12-2, Daily Project Solid Waste Generation for Project (No Recycling)**.²¹ This quantity represents the project's solid waste generation under a worst-case scenario without any recycling activities in place. However, the project uses would be required to provide adequate areas for collecting and loading recyclable materials in accordance with the County Model Ordinance to reduce the volume of solid waste entering landfills. This recycling, implemented in concert with the Countywide efforts and programs, would substantially reduce the volume of solid waste generated by the project and entering landfills. Although the project would generate approximately 3,913 tons per year, it can also be assumed that the project will meet the current recycling goals of the community and, in actuality, only generate approximately 1,956.5 tons per year due to County diversion rates and a mandate to divert at least 50 percent of potential waste disposal.

Although it is likely that solid wastes from the Santa Clarita Valley area would go to the Chiquita Canyon Landfill (located immediately to the north and east of the Specific Plan site), and/or to the Sunshine Canyon Landfill located in Sylmar, other more distant landfills may also receive solid wastes from the area. For instance, the Antelope Valley Landfill in Palmdale, Bradley West Landfill in Sun Valley, Lancaster Landfill in Lancaster, and the Simi Valley Landfill in Simi Valley could all conceivably accept waste from the area.

²¹ This solid waste generation may also include household-type hazardous wastes. Examples of household hazardous wastes include drain openers, oven cleaners, toilet bowl cleaners, ammonia-based cleaners, floor and furniture polishes, enamel or oil-based paints, anti-freeze, pesticides/herbicides/fungicides, pool acids.

Table 4.12-2
Daily Project Solid Waste Generation for Project (No Recycling)

| Land Use | Units | Generation Factor (pounds/day) ¹ | Total Waste Generation (pounds/day) | Total Waste Generation (short tons/year) |
|--------------------------|-----------------|---|-------------------------------------|--|
| Residential | | | | |
| Single-Family Detached | 308 du | 11.18 | 3,443 | 628 |
| Multi-Family or Attached | 1,136 du | 6.41 | 7,282 | 1,329 |
| Commercial | | | | |
| Commercial Retail | 335,328 sq. ft. | 0.01 | 3,353 | 612 |
| Commercial Office | 697,672 sq. ft. | 0.01 | 6,977 | 1,273 |
| School | | | | |
| Elementary/Middle School | 437 students | 0.60 | 2622 | 48 |
| High School | 173 students | 0.60 | 103.8 | 19 |
| Parkland | 16.1 acres | 1.10 | 18 | 3 |
| Total | | | 21,439 | 3,913 |

Source: Impact Sciences, Inc. (October 2004).

du = dwelling unit, sq. ft. = square feet

¹ The solid waste generation rates are derived from the Ventura County Solid Waste Management Department's Guidelines for the Preparation of Environmental Assessments for Solid Waste Impacts. The Los Angeles County solid waste generation factor of 11 pounds/capita/day was not used in this analysis because it is very general and may not yield an accurate solid waste generation analysis for the project. These factors do not reflect any recycling activities.

The County identifies landfill capacity in 15-year planning periods, the most recent of which ends in 2017.²² Recent expansion approvals and proposals for expansion at several County landfills lead one to conclude that solid waste disposal facilities and other options will be available beyond this date as new facilities and technologies are created to meet this demand and reap the financial benefits of providing this service. However, because Los Angeles County has not identified an adequate supply of landfill space beyond 2017, for purposes of this analysis, the project's solid waste generation is assumed to cause a significant impact.

Hazardous waste generation and disposal will be handled and disposed of in accordance with all appropriate state and federal laws. Because of the many laws and regulations associated with the disposal of hazardous waste, it would have to be determined at the time of disposal where any particular type of hazardous waste would be taken. The existing permitted Class I and II landfills in operation within Southern and Central California can accommodate hazardous debris and waste generated during

²² Los Angeles County Department of Public Works, *Los Angeles County Integrated Waste Management Plan, 2002 Annual Report on the Countywide Summary Plan and Countywide Siting Element*, p. 38, February 2004.

construction of the proposed project. Because existing hazardous waste management facilities in the County are currently inadequate, and because landfill space is a finite resource, the increase in hazardous waste generation throughout the project's lifetime would cause a significant impact unless additional landfill space or other disposal alternatives are approved.

7. MITIGATION MEASURES

Although the proposed Landmark Village project may result in potential solid waste disposal impacts absent mitigation, the County already has imposed mitigation required to be implemented as part of the adopted Newhall Ranch Specific Plan. These mitigation measures, as they relate to solid waste disposal services, are found in the certified Newhall Ranch Specific Plan Program EIR and the adopted Mitigation Monitoring Plan for the Specific Plan (May 2003). In addition, this EIR identifies recommended mitigation measures specific to the Landmark Village project site. The project applicant has committed to implementing the applicable mitigation measures from the Newhall Ranch Specific Plan and will implement the mitigation measures recommended for the proposed Landmark Village project to ensure that future development of the project site would not result in solid waste disposal impacts, and would not adversely affect adjacent properties.

a. **Mitigation Measures Required by the Adopted Newhall Ranch Specific Plan, as they Relate to the Landmark Village Project**

The following mitigation measures (**Mitigation Measure Nos. 4.15-1 through 4.15-4**, below) were adopted by the County in connection with its approval of the Newhall Ranch Specific Plan (May 2003). The applicable mitigation measures will be implemented to mitigate the potentially significant solid waste disposal impacts associated with the proposed Landmark Village project. These measures are preceded by "SP," which stands for Specific Plan.

SP 4.15-1 Each future subdivision which allows construction within the Newhall Ranch Specific Plan shall meet the requirements of all applicable solid waste diversion, storage, and disposal regulations that are in effect at the time of subdivision review. Current applicable regulations include recycling areas that are:

- compatible with nearby structures;
- secured and protected against adverse environmental conditions;
- clearly marked, and adequate in capacity, number and distribution;
- in conformance with local building code requirements for garbage collection access and clearance;
- designed, placed and maintained to protect adjacent developments and transportation corridors from adverse impacts, such as noise, odors, vectors, or glare;

- in compliance with federal, state, or local laws relating to fire, building, access, transportation, circulation, or safety; and
- convenient for persons who deposit, collect, and load the materials.

SP 4.15-2 Future multi-family, commercial, and industrial projects within the Specific Plan shall provide accessible and convenient areas for collecting and loading recyclable materials. These areas are to be clearly marked and adequate in capacity, number, and distribution to serve the development.

SP 4.15-3 The first purchaser of each residential unit within the Specific Plan shall be given educational or instructional materials which will describe what constitutes recyclable and hazardous materials, how to separate recyclable and hazardous materials, how to avoid the use of hazardous materials, and what procedures exist to collect such materials.

SP 4.15-4 The applicant of all subdivision maps which allow construction within the Specific Plan shall comply with all applicable future state and Los Angeles County regulations and procedures for the use, collection and disposal of solid and hazardous wastes.

b. Additional Mitigation Measures Proposed by this EIR

The following project-specific mitigation measure is recommended to mitigate the potentially significant solid waste disposal impacts that may occur with implementation of the Landmark Village project. This mitigation measure is in addition to those adopted in the previously certified Newhall Ranch Specific Plan Program EIR. To indicate that the mitigation relates specifically to the Landmark Village project, the measure is preceded by "LV," which stands for Landmark Village.

LV 4.12-1 The project shall comply with Title 20, Chapter 20.87, of the Los Angeles County Code, Construction and Demolition Debris Recycling. The project proponent shall also prepare a Recycling and Reuse Plan to recycle, at a minimum, 50 percent of the construction and demolition debris, which shall be submitted to the Los Angeles County Environmental Programs Division.

8. CUMULATIVE IMPACTS

In order to analyze the cumulative impacts of this project in combination with other expected future growth, the amount and location of growth expected to occur was predicted. The focus of this cumulative analysis is on the cumulative impacts of this project in combination with other expected future growth in the Santa Clarita Valley at its buildout. The Santa Clarita Valley Cumulative Build-Out Scenario entails buildout of all lands under the current land use designations indicated in the Los

Angeles General Plan, Santa Clarita Valley Area Plan, plus the project, plus all known active pending General Plan Amendment requests for additional urban development in the unincorporated area of Santa Clarita Valley and in the City of Santa Clarita. A list of the future development activity (with and without the project) expected in the valley under this scenario is presented below in **Table 4.12-3, Cumulative Development Activity – Santa Clarita Valley Cumulative Build-Out Scenario**.

Under this scenario, which includes the project, total solid waste generation would be 395,553 tons per year. This quantity represents the cumulative solid waste generation under a worst-case scenario without any recycling activities in place. The project's share of 3,908 tons per year would represent 0.99 percent of this total.

As discussed earlier in this section, new landfills will need to be developed and/or other waste disposal options implemented to accommodate future growth. It is reasonable to assume that the market forces that drive the waste disposal industry will put pressure on the industry and governmental agencies to continually identify new economically feasible means of waste disposal in the future to accommodate this growth. Because solid waste (including hazardous waste) can be disposed of outside of Los Angeles County and because solid waste disposal is driven by a free-enterprise system, it is reasonable to assume that, to some degree, solid waste generated by cumulative development would be disposed of outside Los Angeles County, and likely, outside of the State of California. Given this assumption, the cumulative projects area could encompass a geographic area beyond the jurisdictional boundaries of the Santa Clarita Valley and Los Angeles County and could, conceivably, extend beyond state boundaries. It is beyond the scope of this EIR and too speculative to attempt to quantify the solid waste that could be generated by cumulative development that is proposed in greater Los Angeles County or the region beyond, or to assess the landfills that might be available or, more importantly, other solid waste disposal options which could be available.

However, land suitable for landfill development or expansion is quantitatively finite and limited due to numerous environmental, regulatory, and political constraints. Based on this information, until the County and other jurisdictions that could conceivably accept solid and hazardous wastes can demonstrate that approved landfill space or other disposal alternative will be adequate to serve existing and future uses for the foreseeable future, project and cumulative solid and hazardous waste impacts are considered significant and unavoidable.

Table 4.12-3
Cumulative Development Activity – Santa Clarita Valley Cumulative Build-Out Scenario

| Land Use Types | Cumulative Buildout w/o Project¹ | Project | Cumulative Buildout w/ Landmark Village¹ |
|--------------------------------|--|-------------------|--|
| Single-Family | 93,412 du | 308 du | 93,720 du |
| Multi-Family | 47,621 du | 1,136 du | 48,757 du |
| Mobile Home | 2,699 du | | 2,699 du |
| Commercial Retail | 18,866,030 sq. ft. | 1,033,000 sq. ft. | 19,899,030 sq. ft. |
| Hotel | 2,071 room | | 2,071 room |
| Sit-Down Restaurant | 283,790 sq. ft. | | 283,790 sq. ft. |
| Fast Food Restaurant | 23,600 sq. ft. | | 23,600 sq. ft. |
| Movie Theater | 3,300 seats | | 3,300 seats |
| Health Club | 54,000 sq. ft. | | 54,000 sq. ft. |
| Car Dealership | 411,000 sq. ft. | | 411,000 sq. ft. |
| Elem./Middle School | 278,590 students | 437 students | 279,027 students |
| High School | 12,843 students | 173 students | 13,016 students |
| College | 29,948 students | | 29,948 students |
| Hospital | 247,460 sq. ft. | | 247,460 sq. ft. |
| Library | 171,790 sq. ft. | | 171,790 sq. ft. |
| Church | 501,190 sq. ft. | | 501,190 sq. ft. |
| Day Care | 785,000 sq. ft. | | 785,000 sq. ft. |
| Industrial Park | 41,743,950 sq. ft. | | 41,743,950 sq. ft. |
| Business Park | 8,424,330 sq. ft. | | 8,424,330 sq. ft. |
| Manufact./Warehouse | 3,932,470 sq. ft. | | 3,932,470 sq. ft. |
| Utilities | 1,150,240 sq. ft. | | 1,150,240 sq. ft. |
| Commercial Office | 6,380,520 sq. ft. | | 6,380,520 sq. ft. |
| Medical Office | 133,730 sq. ft. | | 133,730 sq. ft. |
| Golf Course | 1,209.0 ac | | 1,209.0 ac |
| Developed Parkland | 477.3 ac | 16 ac | 493.3 ac |
| Undeveloped Parkland | 1,000.0 ac | | 1,000.0 ac |
| Special Generator ² | 413.0 sg | | 413.0 sg |

du = dwelling unit; sq. ft. = square feet; sta = staff; ac = acres; sg = special generator

¹ Santa Clarita Valley Consolidated Traffic Model, (November 2002). Includes existing development, buildout under the existing City of Santa Clarita General Plan and Santa Clarita Valley Area Plan, and active pending General Plan Amendment requests.

² Includes Wayside Honor Ranch, Six Flags Magic Mountain, Travel Village, CHP Office, and Aqua Dulce Airport.

9. CUMULATIVE MITIGATION MEASURES

The State of California requires cities and counties to reduce the amount of solid wastes entering existing landfills, by recycling, reuse and waste prevention efforts, pursuant to the CIWMAC. In addition, many jurisdictions have adopted recycling ordinances, specifically applicable to construction and demolition debris, to reduce the amount of recyclable waste disposed of at landfills. New projects are required to participate in the programs in effect in their jurisdictions.

10. SIGNIFICANT UNAVOIDABLE IMPACTS

a. Project Specific Impacts

Even with mitigation, the project's solid and hazardous waste impacts would be considered significant and unavoidable.

b. Cumulative Impacts

Even with mitigation, cumulative solid and hazardous waste impacts would be considered significant and unavoidable.

1. SUMMARY

The Los Angeles County (County) Sheriff's Department provides the primary law enforcement services for the Newhall Ranch Specific Plan site and the surrounding Santa Clarita Valley. Additionally, the Department of California Highway Patrol (CHP) provides traffic regulation enforcement; emergency incident management; and service and assistance on Interstate 5 (I-5), State Route (SR)-126, SR-14, and other major roadways in unincorporated portions of the Santa Clarita Valley area. The Sheriff's Department current officer-to-population ratio, without the proposed project, is less than the desired level of service set by the County. The CHP's service levels within unincorporated portions of the Santa Clarita Valley also are considered less than adequate at this time.

Buildout of the Landmark Village project would significantly increase the demand for law enforcement and traffic-related services, both on the project site and within the local vicinity, in terms of the number of personnel and amount of equipment needed to adequately provide law enforcement services. Based on the Department's standard deputy-to-resident ratio, the proposed project would require the services of an additional four sworn Sheriff's Department officers. Payment of the law enforcement facilities fees (see Los Angeles County Code, ch. 22.74, sec. 22.74.010, et seq.) and new tax revenues would mitigate impacts to the Sheriff's Department to a less-than-significant level. Additionally, although not made necessary by the project, the applicant has entered into negotiations with the Sheriff's Department for the provision of a station site that would serve the entire Specific Plan site. Thus, the proposed project would not contribute to any cumulatively considerable impacts to Sheriff services.

The proposed project also would increase demands for CHP services in the project area. Through increased revenues generated by the project proposed (via motor vehicle registration and drivers license fees paid by new on-site residents and businesses), the project would generate more than sufficient funding for the additional staffing and equipment that would be needed to serve the project area, including future demands. This funding can and should be allocated to the CHP by the State CHP for the Santa Clarita Valley station to meet projected demands. Therefore, project impacts to the CHP would be less-than-significant, and would not contribute to any cumulatively considerable impacts to CHP services.

Construction of the proposed project would increase both the incidence of petty crimes on the site and construction traffic on SR-126, which may potentially delay emergency vehicles traveling through the area. However, by retaining the services of a private security company to patrol the project construction site, and by implementing a construction traffic control plan, any potentially significant construction-related impacts to law enforcement services would be reduced to a less-than-significant level.

Finally, new resident and daytime populations (employees and visitors) at the project site would be subject to the same potential hazards as existing County residents. It is expected that State and County emergency evacuation plans would be implemented (and amended as necessary) to provide for the safe evacuation of all County residents and employees. Therefore, no significant impacts would occur relative to emergency evacuation in the event of a natural or man-made disaster.

2. BACKGROUND

a. Relationship of Project to Newhall Ranch Specific Plan Program EIR

Section 4.17 of the Newhall Ranch Specific Plan Program EIR identified and analyzed the existing conditions, potential impacts, and mitigation measures associated with law enforcement services for the entire Newhall Ranch Specific Plan. The Newhall Ranch Specific Plan EIR mitigation program was adopted by the County in findings and in the revised Mitigation Monitoring Plan for the Specific Plan. The Newhall Ranch Specific Plan Program EIR concluded that Specific Plan implementation would result in significant impacts to law enforcement services, but that the identified mitigation measures would reduce the impacts to below a level of significance. All subsequent project-specific development plans and tentative subdivision maps must be consistent with the Newhall Ranch Specific Plan, the County of Los Angeles General Plan, and the Santa Clarita Valley Area Plan.

This project-level EIR is tiering from the previously certified Newhall Ranch Specific Plan Program EIR. **Section 4.13** discusses, at the project-specific level, the Landmark Village project's existing conditions relative to law enforcement services, the project's potential impacts on those services, the applicable mitigation measures from the Newhall Ranch Specific Plan Program EIR, and any mitigation measures recommended by this EIR for the Landmark Village project.

3. SUMMARY OF THE NEWHALL RANCH SPECIFIC PLAN PROGRAM EIR FINDINGS

The Newhall Ranch Specific Plan Program EIR identified certain potentially significant impacts related to law enforcement services that would result from implementation of the Newhall Ranch Specific Plan. Specifically, the Newhall Ranch Specific Plan Program EIR, and related findings, determined that implementation of the adopted Specific Plan would significantly increase the demand for law enforcement services on the Newhall Ranch Specific Plan site and within the local vicinity in terms of the number of personnel and amount of equipment needed to provide adequate law enforcement services at Specific Plan buildout. The Program EIR estimated that the Newhall Ranch Specific Plan would require the services of an additional 20 sworn officers and 8.5 civilian support personnel at buildout.

In response to the identified potentially significant impacts, a mitigation measure was adopted in order to reduce the impacts resulting from the Specific Plan to a less-than-significant level.

In summary, the Newhall Ranch Specific Plan's mitigation program for law enforcement services requires the inclusion of design requirements (such as those pertaining to site access, site security lighting, etc.) as specified by the Sheriff's Department in subdivision maps submitted to the County for approval in order to reduce the demand for law enforcement services and ensure adequate public safety features within the tract designs. In addition, the Specific Plan Program EIR determined that the new tax revenues generated by development of the Specific Plan would be deposited in the County's General Fund and the State Treasury, and that these funds can and should be allocated to increase staff and equipment to meet future security and safety demands of the proposed Specific Plan and cumulative development.

The Board of Supervisors found that the Specific Plan's mitigation program would reduce the identified potentially significant law enforcement-related effects to a less than significant level.¹

4. EXISTING CONDITIONS

a. Los Angeles County Sheriff's Department

The Santa Clarita Valley Station of the Los Angeles County Sheriff's Department is responsible for providing general law enforcement to the Newhall Ranch Specific Plan area, while the CHP provides traffic patrol primarily on state highways, enforces traffic regulations, traffic control in unincorporated areas, and responds to traffic accidents and incidents. As shown in **Figure 4.13-1, Santa Clarita Valley Sheriff Stations**, the Santa Clarita Valley Station is located near the intersection of Magic Mountain Parkway and Valencia Boulevard, at 23740 Magic Mountain Parkway in Valencia, approximately eight to nine miles from the project site.² The service area boundaries of the Santa Clarita Valley Station include the City of Santa Clarita and unincorporated County land between the Los Angeles City limits to the south, the Kern County line to the north, and all areas between the Ventura County line to the west and the township of Agua Dulce to the east.³ The Santa Clarita Valley Station maintains a staff of 171 sworn deputies, and serves an area of 656 square miles and a population of approximately 252,000.⁴ Equipment

¹ See Mitigation Measure 4.17-1 in both the certified Newhall Ranch Specific Plan Program EIR and the adopted Mitigation Monitoring Plan for the Specific Plan (May 2003).

² Jacques A. La Berge, County of Los Angeles Sheriff's Department Headquarters, Captain, Santa Clarita Valley Station, personal communication with Chris Graham, Impact Sciences, Inc. (January 13, 2009).

³ Ibid.

⁴ City of Santa Clarita, Draft OVOV General Plan, Land Use Element, 2008.

and services provided through the Station include 24-hour designated County cars, helicopters, search and rescue, mounted posse, and emergency operation centers.

The Sheriff's Department staff has indicated that a deputy-to-resident ratio of one deputy per 1,000 residents is a desired level of service for its service area. This standard typically is applied in EIRs for proposed development projects that would be served by the Sheriff's Department as a means to develop a rough assessment of the project's impacts on law enforcement services. With the current staffing level of 171 sworn deputies assigned to the Santa Clarita Valley Station, the existing ratio at the Station is one deputy per every 1,474 residents.⁵

The Sheriff's Department also has established optimal response times for its services of 10 minutes or less for emergency response incidents (i.e., a crime that is presently occurring and is a life or death situation); 20 minutes or less for priority (immediate) incidents (i.e., a crime or incident that is currently occurring but which is not a life or death situation); and, 60 minutes or less for routine (non-emergency) responses (i.e., a crime that has already occurred and is not a life or death situation).⁶ These response times represent the range of time required to handle a service call, which is measured from the time a call is received until the time a patrol car arrives at the incident scene. Response time is variable, particularly because the nearest responding patrol car may be located anywhere within the patrol area and may not necessarily respond from the station itself.

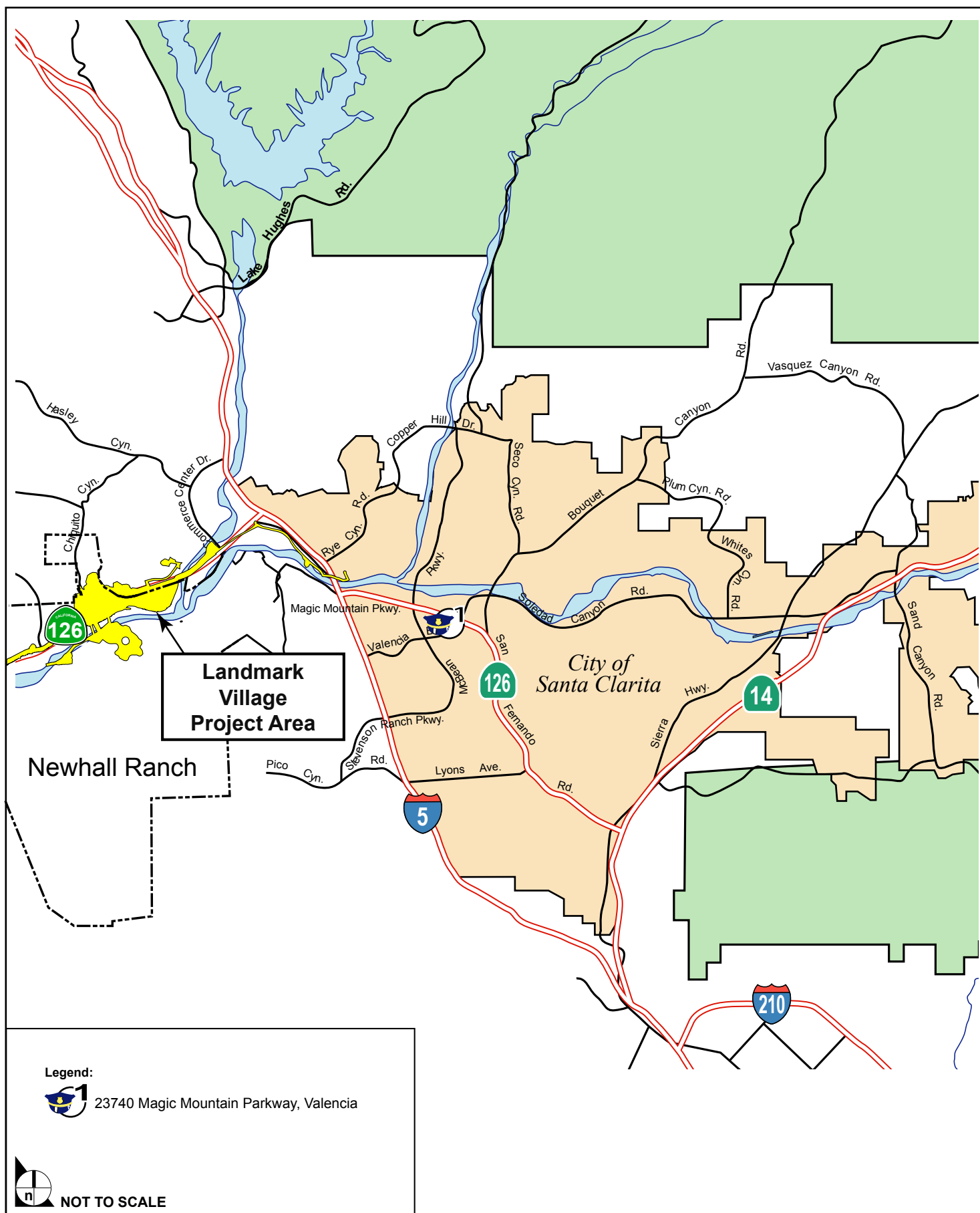
The Sheriff's Department estimates the current response times for incidents occurring on the Newhall Ranch Specific Plan site are: approximately 6 to 10 minutes for emergency calls; approximately 10 to 15 minutes for priority calls; and approximately 30 to 45 for non-emergency calls.⁷ Therefore, although current response times to the Newhall Ranch Specific Plan site are within the optimal response times (as defined by the Sheriff's Department), there are currently no calls for service to the unoccupied project site.⁸

⁵ *Ibid.*

⁶ Telephone interview with Terri Beatty, Regional Allocation Police Services (RAPS) Coordinator, Los Angeles County Sheriff's Department, Santa Clarita Valley Station, August 5, 2003.

⁷ Written correspondence from Captain Patti A. Minutello, Los Angeles County Sheriff's Department, Santa Clarita Valley Station, August 4, 2004.

⁸ Telephone interview with Deputy Sheriff Patrick A. Rissler, Los Angeles County Sheriff's Department, Santa Clarita Valley Station, October 21, 2004.



SOURCE: Impact Sciences, Inc. – September 2005

FIGURE 4.13-1

Santa Clarita Valley Sheriff Stations

The Sheriff's Department also conducts search and rescue operations through its Santa Clarita Valley Station. Search and rescue operations generally are conducted in mountainous terrain (e.g., for incidents such as downed planes or lost hikers). The Santa Clarita Valley Station search and rescue team uses the Station's helicopter and has access to the Antelope Valley Station's helicopter. Mutual aid agreements exist with other search and rescue teams located within and outside of Los Angeles County. These agreements are organized through the state's Office of Emergency Services (OES). Search and rescue operations are funded through the Reserve Forces Bureau and private sources. Urban search and rescue operations (i.e., rescues from building collapse) are performed by the County Fire Department.

b. State and County Emergency Response/Evacuations Plans

California's OES coordinates the overall response of state agencies to major disasters in support of local government. The office is responsible for: (a) assuring the state's readiness to respond to and recover from natural, manmade, and war-caused emergencies; and (b) assisting local governments in their emergency preparedness, response, and recovery efforts. Accordingly, the OES maintains the State Emergency Plan, which outlines the organizational structure for the State's response to natural and manmade disasters. The OES also assists local governments and other state agencies in developing their own emergency preparedness and response plans, in accordance with the Standardized Emergency Management System (SEMS) and the State Emergency Plan, for earthquakes, floods, fires, hazardous material incidents, nuclear power plant emergencies, and dam breaks. Each jurisdiction is required to show the OES that it is in compliance with SEMS through a number of measures, including preparation and maintenance of an up-to-date emergency management plan, which incorporates an emergency evacuation plan. Non-compliance with SEMS can result in the state withholding disaster relief from the non-complying jurisdiction in the event of an emergency disaster. The OES also coordinates an emergency organizational network, comprised of the California OES, local Emergency Operations Centers (EOCs) in the state's cities, and regional EOCs within each county.

The regional office of the OES is located in Los Alamitos, and the Los Angeles County EOC is located in downtown Los Angeles. The County Office of Emergency Management has prepared the County's *Multi-Hazard Functional Plan*, which details the coordination of County agencies during and after a catastrophic event and establishes the framework for the mutual aid agreements with the CHP, and federal, state, and other local governments in the region. It also serves as the emergency management plan (including emergency evacuation plan) for the entire County. The Los Angeles County Board of Supervisors adopted a revised plan on February 17, 1998.

The Los Angeles County EOC is responsible for emergency operations in the unincorporated areas of Los Angeles.⁹ Should an emergency occur, the Los Angeles County Sheriff and Fire Departments would provide the first response, as well as the initial contact with other agencies that may need to be involved, such as the Red Cross.¹⁰

Funding for Los Angeles County's EOC is primarily from the County General Fund, with a small percentage coming from federal funds, which are funneled through California's OES to the County EOC.¹¹ According to Los Angeles County's EOC, the County EOC's budget was \$5 million, with federal funding providing \$400,000, or eight (8) percent, of the total budget.¹²

c. California Highway Patrol

The primary responsibility of the CHP is to patrol State Highways and County roadways in the previously identified service area, enforce traffic regulations, respond to traffic accidents, and provide service and assistance for disabled vehicles. The CHP also provides assistance to all law enforcement agencies under emergency conditions. In the Santa Clarita Valley area, the CHP maintains a Mutual Aid Agreement with the Los Angeles County Sheriff's Department.¹³

The CHP provides traffic regulation enforcement for unincorporated portions of the Santa Clarita Valley and surrounding areas from its Newhall Area Station located at 28648 The Old Road, near the I-5 and SR-126 interchange (CHP Station). The Newhall Area CHP Station patrols a service area of approximately 700 square miles, which includes I-5, SR-126, SR-14, and unincorporated areas and roadways. This service area extends westerly to the Ventura County line, east to Agua Dulce, north to SR-138 (and along SR-138 to Avenue 22 East), and south to SR-118.

The Newhall Area CHP Station is staffed by 73 sworn officers and 9 civilian employees.¹⁴ As of August 1, 2005, a helicopter and a fixed-wing aircraft based at Fullerton Airport serve the Los Angeles County area on a limited basis.¹⁵ There are currently no plans to centrally base a helicopter to service the Los Angeles

⁹ Telephone interview with Bob Garrott, Assistant Manager, Los Angeles County Office of Emergency Management, June 4, 2003.

¹⁰ *Ibid.*

¹¹ *Ibid.*

¹² *Ibid.*

¹³ Written communication from D. F. Hoff, Captain, Commander, Newhall Area Station, California Highway Patrol, May 19, 2003.

¹⁴ Per information from The Master's College EIR: Telephone interview with Lieutenant Mark Odle, California Highway Patrol, Newhall Area Station, November 17, 2006..

¹⁵ *Ibid.*

County Basin.¹⁶ The CHP issued 1,055 citations, investigated 54 traffic collisions, and affected 20 arrests within the proximity of the proposed Landmark Village project between January 1, 2008, and December 31, 2008.¹⁷ This includes the portions of eastbound and westbound SR-126, The Old Road, Hasley Canyon Road, and other unincorporated roads in the project vicinity.¹⁸

There are no long-range planning documents used by the CHP to project future need within each service area. In addition, the CHP does not maintain uniform staffing, equipment, or facility ratios/objectives to project future need within each service area. Rather, each station determines its own staffing allocation relative to the geographical needs within the station area's boundaries based on the service area's unique requirements and budget constraints. The Newhall Area CHP Station reviews its staffing allocation quarterly. The CHP does not receive or base its deployment on the revenues that may be generated within its service area; instead, CHP's long-range planning and future staffing needs are based on the needs of the entire state and budget constraints.

The primary funding source for CHP facilities and staffing is state motor vehicle registration and drivers license fees. CHP Headquarters in Sacramento determines the allocation of these fees to each service area. The Newhall Area CHP Station does not anticipate any increase in its equipment in the future, and no upgrades to the CHP station are planned.¹⁹

d. Law Enforcement Facilities Fees for North Los Angeles County

On June 24, 2008, the Los Angeles County Board of Supervisors adopted law enforcement facilities fees for North Los Angeles County (see L.A. County Code, ch. 22.74, section 22.74.010 et seq.). This mitigation fee is for new residential, commercial, office, and industrial areas located within the unincorporated areas of North Los Angeles County known as Santa Clarita, Newhall, and Gorman (the law enforcement facilities fee zones; see L.A. County Code, ch. 22.74, section 22.74.010). Each law enforcement facility area has a separate fee, and the amount of the fee will be set at a level sufficient to provide, or contribute to, the provision of adequate law enforcement services that is in direct proportion to the population increases from new development that warrant or contribute to the need for a new facility (see L.A. County Code, ch. 22.74, section 22.74.030). In areas where a new facility is not required, the fee will be used to augment existing service capacity through the purchase of equipment directly to serve the new population.

¹⁶ Telephone communication with Lieutenant Mark Odle, Newhall Area Station, California Highway Patrol, July 11, 2005.

¹⁷ Telephone communication with Officer Michelle Esposito, Newhall Area Station, California Highway Patrol, February 10, 2009.

¹⁸ *Ibid.*

¹⁹ Written communication from E. Conley, Captain, Commander, Newhall Area Station, California Highway Patrol, July 30, 2004 (Recirculated Draft EIR **Appendix 4.13**).

The amount of the fee established must be reviewed annually by the Sheriff's Department, in consultation with the County Auditor-Controller (L.A. County Code, ch. 22.74, section 22.74.040). Further, on July 1 of each year, the fee in each law enforcement facilities fee zone must be adjusted based on the Engineering News Record-Building Construction Cost Index. The related Capital Improvement Construction Plan setting forth the approximate location, size, time of availability, and estimates of cost for the facilities and improvements to be financed with the fee for the Santa Clarita and Newhall areas will be annually updated by the Board of Supervisors. The current fees for Zone 1 (Santa Clarita) follow below:

- per single-family dwelling unit, \$467.00
- per multi-family dwelling unit, \$337.00
- per 1,000-square-foot commercial unit, \$ 69.00, or
per square foot of commercial space, \$0.07
- per 1,000-square-foot office unit, \$87.00,
or per square foot of office space, \$0.09
- per 1,000-square-foot industrial unit, \$35.00, or
per square foot of industrial space, \$0.03

5. PROPOSED PROJECT IMPROVEMENTS

The applicant proposes to develop a total of 1,444 residential dwelling units with a residential population of 3,680 people,²⁰ approximately 1,033,000 square feet of commercial/mixed use space, a 9-acre elementary school, a 16-acre Community Park, four private recreational facilities, open space and river trail uses, trailhead, park and ride, and supporting roadway, drainage, and infrastructure improvements, including construction of Long Canyon Bridge over the Santa Clara River and bank stabilization on both the south and north side of the Santa Clara River Corridor.

The proposed project would require approximately 5.8 million cubic yards of imported fill. The needed fill would come from the Adobe Canyon borrow site located outside the Landmark Village tract map site, but within the approved boundary of the Newhall Ranch Specific Plan area. **Figure 1.0-3, Project Boundary/Environmental Setting, in Section 1.0, Project Description,** depicts the location of Adobe Canyon borrow site, and the planned off-site utility corridor, which are associated with the Landmark Village project.

²⁰ Household estimates are based upon estimates provided by the County of Los Angeles of 3.17 persons per single family dwelling and 2.38 persons per multi-family dwelling or apartment.

6. PROJECT IMPACTS

The analysis of potential impacts to law enforcement services associated with construction and operation of the proposed Landmark Village project, including the significance criteria applicable to assessing such impacts, is presented below.

a. Significance Threshold Criteria

According to Appendix G of the *State CEQA Guidelines*, a project would have a significant impact on law enforcement services if the project would:

- result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities;
- result in the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for law enforcement services; or
- impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

In addition to the above, the Sheriff's Department's ideal threshold of one deputy per 1,000 residents has been used to assess the project's impacts on Sheriff's Department services.

b. Impact Analysis

(1) Construction Impacts

Site development and construction normally would not require services from the Los Angeles County Sheriff's Department, except in cases of trespassing, theft, and vandalism. Such activities at a construction site are not unusual, but only occur occasionally and do not typically place substantial demands on law enforcement services. To reduce any potentially significant impacts in this regard, private security services would be provided at construction areas within the project area, thereby reducing any potential short-term significant impacts to law enforcement services during the project construction phase to a less-than-significant level.

Construction of the project also would increase traffic both on and adjacent to the project site during working hours because commuting construction workers, trucks, and other large construction vehicles would be added to normal traffic during the 5-year buildout of the project. Slow-moving construction-

related traffic on SR-126 and adjacent roadways may reduce optimal traffic flows on these roadways and may delay emergency vehicles traveling through the area; however, construction-related traffic would not cause a significant impact on off-site traffic flows because the construction-related traffic would only occur during short periods of time. Nevertheless, to reduce any potentially significant impacts to emergency vehicles, as discussed below, a traffic management plan would be implemented, and traffic control services would be provided, such that no significant impacts would occur. For further information regarding construction-related traffic impacts, please see **Section 4.5, Traffic/Access**, of the Recirculated EIR.

It is not expected that construction-related traffic on the project site would result in impacts to the CHP (which regulates traffic in unincorporated areas of the Santa Clarita Valley), except in the event of an unforeseeable accident. However, the CHP has expressed concern with off-site traffic disruption, congestion, and any proposed detours or reduction in lane widths during the construction phase.²¹ This is because the CHP anticipates that Landmark Village's construction phase would increase the volume of construction vehicle traffic, due to the movement of soil and construction material, resulting in a significant increase of heavy construction equipment and modified traffic patterns.²²

The Chiquito Canyon grading site phase of the proposed construction, in which dirt movers would be operating in proximity to the SR-126, also is a safety concern for the CHP.²³ The SR-126 is a heavily traveled state route with two traffic lanes in each direction. The posted speed limit for the segment of SR-126 in the Newhall CHP Area is 60 miles per hour.²⁴

The CHP has indicated that traffic control assistance would be necessary to enhance the safety of the general public and private employees contracted to complete the project.²⁵ Accordingly, the CHP has suggested that a contractual agreement be secured for traffic control services throughout the construction phase, such that CHP personnel deployed under contract would facilitate the ingress and egress of construction equipment and vehicles.²⁶ The CHP has indicated that construction signs also would need to be posted with a reduced construction zone speed limit.²⁷

²¹ Written communication from E. Conley, Captain, Commander, Newhall Area Station, California Highway Patrol, July 30, 2004 (Recirculated Draft EIR **Appendix 4.13**).

²² *Ibid.*

²³ *Ibid.*

²⁴ *Ibid.*

²⁵ *Ibid.*

²⁶ *Ibid.*

²⁷ *Ibid.*

The Los Angeles County Department of Public Works and the California Department of Transportation (Caltrans) require implementation of an approved traffic management plan for construction affecting rights of way within their jurisdictions. The plan would identify the methods to be used to control the interface between construction traffic and vehicles traveling along SR-126 through means such as temporary lane diversion, signage, use of flagmen, *etc.* This plan, to be prepared by the project applicant, would address increases in the volume of construction vehicle traffic in regards to the movement of soil and construction material, any resulting modification of traffic patterns, any safety issues posed by dirt movers operating in proximity to the SR-126, and include requisite traffic control assistance for the CHP. Additionally, the traffic management plan would manage truck traffic between the Chiquito Canyon grading site and the Landmark Village site, as well as work within the utility corridor and water tank site. The traffic management plan would then be reviewed and approved by the Los Angeles County Department of Public Works and/or Caltrans prior to issuance of construction permits. With the adopted mitigation measures in place at the Newhall Ranch Specific Plan level, in combination with the project-specific mitigation measures recommended in this EIR, potentially significant construction-related impacts to law enforcement services provided by the Sheriff's Department and the CHP that may occur as a result of the Landmark Village project would be reduced to a less-than-significant level.

(2) Operational Impacts

(a) Los Angeles County Sheriff's Department

The County of Los Angeles Sheriff's Department would provide law enforcement services to the project site. It is anticipated that the demand for these services in the project area would increase above current levels upon buildout of the project, and that the number of service calls and the types of incidents at the project site would be similar in frequency and character to those experienced in other areas of the Santa Clarita Valley.

As noted above, the project proposes a total residential population of 3,680.²⁸ Based upon the desired ratio of one deputy per 1,000 residents, the project would require four additional deputies, based on a conservative estimate.²⁹ Additionally, according to the Sheriff's Department, the increase in required deputies would necessitate an increase in support resources, such as detectives, front desk personnel, secretaries, administration, vehicles, and portable radios.³⁰ Without these additional Sheriff's

²⁸ Based upon County of Los Angeles provided estimates of 3.17 persons per single-family dwelling, 2.38 persons per multi-family dwelling and per apartment.

²⁹ Written correspondence from Captain Patti A. Minutello, Los Angeles County Sheriff's Department, Santa Clarita Valley Station, August 4, 2004.

³⁰ *Ibid.*

Department staffing and facilities, the predicted population increase associated with the Landmark Village project would decrease the existing level of service of the Sheriff's Department and would result in a significant impact. Adding 4 sworn deputies to the Sheriff's Department staff as the project builds out would address this increased demand because more deputies would be patrolling the site and the area.

In addition, capital facilities and equipment would be funded, in part, by the law enforcement facilities fee discussed above. The law enforcement facilities fee would provide sufficient revenues to pay for land acquisition, engineering, construction, installation, purchasing, or other costs for the provision of capital law enforcement facilities and equipment needed to serve new development in this unincorporated Santa Clarita Valley region. Additional operational funding for the Sheriff's Department in the Santa Clarita Valley area and the rest of Los Angeles County would be derived from various types of tax revenue (e.g., property taxes, sales taxes, user taxes, vehicle license fees, deed transfer fees), which are deposited in the County's General Fund. The County Board of Supervisors then allocates the revenue for various public services provided by the County, including law enforcement services. A portion of these revenues would then be allocated to the Sheriff's Department during the County's annual budget process to maintain staffing and equipment levels at the Santa Clarita Valley Sheriff's Station in numbers adequate to serve project-related increases in service demands.³¹

As presented in the Newhall Ranch Specific Plan Program EIR, Section 4.17, Police Services, the total projected cost to the Sheriff's Department for providing law enforcement services to the Specific Plan area is \$3,795,763 per year, calculated in 1995 dollars. The fiscal impact study completed for the Specific Plan determined that total projected Specific Plan revenues to the County of Los Angeles over the then estimated 25-year Specific Plan buildout period would be approximately \$772,697,000, or an average of \$30,907,880 per year. (Newhall Ranch Specific Plan Program EIR, Appendix 6.0.) After fully funding all required governmental services, including Sheriff services, it was estimated that the Specific Plan would generate surplus County revenues of approximately \$301,449,451 over the buildout period. Furthermore, in Year 25, and annually thereafter, revenues generated by the Specific Plan would total approximately \$44,366,000 per year. In Year-25, the Specific Plan would generate surplus revenues to the County of \$17,737,149, and a surplus of \$20,299,000 annually thereafter. This surplus is in addition to the operating costs associated with the Newhall Ranch Specific Plan communities.

Therefore, revenues generated by the Specific Plan, including the Landmark Village project, would adequately cover the Department's costs to provide law enforcement services to the Specific Plan site at

³¹ A fiscal impact report prepared for the Newhall Ranch Specific Plan found that implementation of Newhall Ranch would result in a favorable financial impact to the County after fully funding all necessary services. For further information, please refer to Section 6.0, Fiscal Impacts, of the Newhall Ranch Specific Plan Program EIR and the related fiscal impact study, which is incorporated by this reference.

buildout and annually thereafter. It is the responsibility of the County Board of Supervisors to see that the revenue is directed to the Sheriff's Department and the Santa Clarita Valley Sheriff's Station, so that the Sheriff's Department can provide adequate law enforcement services to the Specific Plan area, including Landmark Village site.

In addition to the revenues generated by the proposed project the applicant is currently working with the Sheriff's Department on a Memorandum of Understanding (MOU) for a Sheriff's substation, which would be completed prior to the issuance of any certificate of occupancy. The following requirements are being discussed as part of the MOU:³²

- Provision of a 5-acre site for the substation generally located at the northeast corner of Wolcott Way and SR-126, within the Valencia Commerce Center; and
- Construction of the substation to the Sheriff Department's specifications; and
- Land dedicated or actual improvements would off-set or credit any required Law Enforcement Facilities Mitigation Fee.

The development of the Landmark Village project independent of the remainder of the Specific Plan would not trigger a need for a new Sheriff station facility. The Sheriff's Department has indicated that the cumulative development of the entire Newhall Ranch Specific Plan (including approximately 67,213 persons, and therefore, necessitating a corresponding increase of 67 deputies) would require the addition of a new station facility in the area to house the deputies.³³

Therefore, although the proposed Landmark Village project would increase demands for Sheriff's Department services, and result in a significant impact, the increased service demands could be met through the provision of increased Sheriff's Department personnel and equipment, which would be funded by revenues generated by the project and the law enforcement facilities fee. The substation also would provide for a more rapid response time to the general area. For these reasons, project impacts are considered less-than-significant.

Potentially significant impacts to the Sheriff's Department also could arise as a result of project design, lighting, landscape materials, and building orientation, which could limit visibility or offer concealment. However, with the incorporation of safety design techniques (i.e., "defensible space" measures) into the project design, as required by the Specific Plan mitigation, any security impacts to persons and property would be reduced to a less than significant level.

³² Written correspondence, Glenn Adamick, Newhall Land and Farming Company, November 2005.

³³ Written correspondence from Captain Patti A. Minutello, Los Angeles County Sheriff's Department, Santa Clarita Valley Station, August 4, 2004.

(b) County Emergency Response/Evacuation Plans

Upon buildout, the resident and daytime populations on the project site would significantly increase above current levels. These populations would be subject to potential emergencies (e.g., earthquake, fire, flood, *etc.*). Existing County Emergency Evacuation Plans do not include guidelines for evacuation of the Newhall Ranch Specific Plan site in the event of a natural disaster because it is currently largely undeveloped. However, as noted above, the County's Emergency Operations Center is required to demonstrate compliance with the state's SEMS through a variety of means, including a regular update of the County's Emergency Evacuation Plans. Therefore, the project site would need to be included in the County's evacuation plans as it builds out.³⁴ The Los Angeles County Sheriff's Department would formulate and coordinate evacuation routes directly with the community (e.g., town council), including the Los Angeles County Fire Department.³⁵

The project seeks to implement the mobility objectives of the Master Circulation Plan for the Newhall Ranch Specific Plan into the project's circulation system. The circulation plan proposes to extend Wolcott Road and Long Canyon Road, which would provide regional access to and from SR-126. The Landmark Village project creates two permanent intersections with SR-126, and also would construct a network of collector roads to provide local access to land uses associated with the proposed project (see **Figure 1.0-4, Existing Secondary Highway Designation – General Plan**). These roadways would connect with Wolcott and Long Canyon Roads. All roadways would be constructed in substantial conformance with the requirements outlined in the Newhall Ranch Specific Plan and in certain cases (internal residential streets and collectors) would require only minor modification to the street sections set forth in the Los Angeles County Subdivision Code.

As discussed above, the proposed project would include the construction of two major access points along SR-126; these access points would provide alternative evacuation routes for each of the previously described potential emergencies (earthquake, fire, flood, *etc.*). Given these alternative evacuation routes, the design of the proposed project would not preclude and, instead, would facilitate implementation of an evacuation plan to provide for the safe movement of future residents and employees. Consequently, no significant impacts are expected to occur with regard to emergency evacuation of the site or its surroundings.

³⁴ Telephone communication from Deputy Sheriff Patrick A. Rissler, Los Angeles County Sheriff's Department, Santa Clarita Valley Station, July 13, 2005.

³⁵ *Ibid.*

(c) California Highway Patrol

As buildout of the Landmark Village project proceeds and the development population increases, demands for services provided by the CHP on the area's highways would increase due to the increased vehicular traffic generated by the project.³⁶ The CHP anticipates that the proposed project would require the CHP to patrol new roadways within the project site.³⁷ The purpose of these patrols would be to provide traffic enforcement, emergency incident management, public service, assistance, and accident investigation.³⁸ However, it should be noted that the project site is adjacent to SR-126 and, therefore, would not introduce the need to patrol areas distant from current patrol routes. The CHP also has indicated that the proposed project would directly affect the CHP's ability to serve the existing community.³⁹ The CHP anticipates that the increased traffic volume on SR-126, I-5, The Old Road, and other bordering surface streets would ultimately cause delays in emergency response times.⁴⁰

Because the CHP station is centrally located within the CHP's service area, a new CHP station likely would not be needed as a result of the proposed project. Also, the current facility was designed to allow for increased demands for personnel and equipment.⁴¹ Given the current staff of 73 uniformed personnel, the facility can accommodate an additional 27 uniformed personnel before the facility reaches capacity.⁴² If it is determined that another CHP station is needed in the future, one could be accommodated on the Newhall Ranch Specific Plan site within the Mixed-Use, Commercial, and Business Park land use designations.

Through increased revenues generated by the proposed Newhall Ranch Specific Plan (*via* motor vehicle registration and drivers license fees paid by new on-site residents and businesses), the funding for additional staffing and equipment would be available to the CHP and could be allocated by the State CHP office to the Newhall Area Station to meet future demands. Additionally, the fiscal impact analysis referenced in this section shows substantial annual surpluses in tax revenues at buildout of the Newhall Ranch Specific Plan. In light of this information, no significant impacts on CHP services are anticipated and no mitigation is required.

³⁶ Written communication from E. Conley, Captain, Commander, Newhall Area Station, California Highway Patrol, July 30, 2004 (Recirculated Draft EIR **Appendix 4.13**).

³⁷ *Ibid.*

³⁸ *Ibid.*

³⁹ *Ibid.*

⁴⁰ *Ibid.*

⁴¹ Written communication from E. Conley, Captain, Commander, Newhall Area Station, California Highway Patrol, November 14, 2004.

⁴² *Ibid.*

7. MITIGATION MEASURES

As discussed above, the County previously adopted a mitigation measure as part of the Newhall Ranch Specific Plan to reduce potentially significant program-level impacts to law enforcement services to a level below significant. The mitigation measure, as it relates to law enforcement services, is set forth below, and is found in the certified Newhall Ranch Specific Plan Program EIR and the adopted Mitigation Monitoring Plan for the Newhall Ranch Specific Plan (May 2003). In addition, this EIR identifies recommended mitigation measures specific to the Landmark Village project site. The project applicant has committed to implementing both the applicable mitigation measure from the Newhall Ranch Specific Plan and the mitigation measures recommended for the Landmark Village project site to ensure that the future development of the project site would not result in significant law enforcement service impacts and would not adversely affect adjacent properties.

a. Mitigation Measures Required by the Adopted Newhall Ranch Specific Plan, as They Relate to the Landmark Village Project

The following mitigation measure was adopted by the County in connection with its approval of the Newhall Ranch Specific Plan (May 2003). This mitigation measure is applicable to the Landmark Village project and would be implemented to mitigate the potentially significant impacts on law enforcement services associated with the proposed Landmark Village project. The measure is preceded by “SP,” which stands for Specific Plan.

SP 4.17-1 As subdivision maps are submitted to the County for approval in the future, the applicant shall incorporate County Sheriff’s Department design requirements (such as those pertaining to site access, site security lighting, etc.) which will reduce demands for Sheriff’s service to the subdivisions and which will help ensure adequate public safety features within the tract designs.

b. Additional Mitigation Measures Proposed by this EIR

The following project-specific mitigation measures are recommended to mitigate the potentially significant law enforcement services impacts that may occur with implementation of the Landmark Village project. These mitigation measures are in addition to that adopted in the previously certified Newhall Ranch Specific Plan Program EIR. To indicate that the mitigation relates specifically to the Landmark Village project, each measure is preceded by “LV,” which stands for Landmark Village.

LV 4.13-1 Construction signs shall be posted with a reduced construction zone speed limit. These signs shall be posted to the satisfaction of the California Highway Patrol.

- LV 4.13-2 Prior to the commencement of construction activities, the project applicant, or its designee, shall retain the services of a private security company to patrol the construction site(s), as necessary, to minimize, the potential for trespass, theft, and other unlawful activity associated with construction-related activities.
- LV 4.13-3 Prior to the commencement of construction activities, the project applicant, or its designee shall prepare an approved traffic management plan for construction activities affecting rights-of-way within the jurisdiction of Caltrans and the Los Angeles County Department of Public Works.
- LV 4.13-4 Prior to the issuance of building permits for commercial, office, and industrial development, and for single-family and multi-family residential development where a Capital Improvement/Construction Plan has been adopted, the project applicant, or its designee shall pay the law enforcement facilities fee required by the Los Angeles County Code.

8. CUMULATIVE IMPACTS

In order to analyze the cumulative impacts to law enforcement services of this project in combination with other expected future growth, the amount and location of growth expected to occur with buildout of the Santa Clarita Valley, in addition to that of the Landmark Village project, was forecast.

The Santa Clarita Valley Cumulative Buildout Scenario entails buildout of all lands under the current land use designations indicated in the Santa Clarita Valley Area Plan and the County General Plan, the proposed project, and all known pending General Plan Amendment requests for additional urban development in the unincorporated area of the Santa Clarita Valley and the City of Santa Clarita. A list of the future development activity (with and without the project) expected in the Valley under the Santa Clarita Valley Cumulative Buildout Scenario is presented in **Table 4.13-1, Cumulative Development Activity – Santa Clarita Valley Cumulative Buildout Scenario**.

Excluding the proposed project, total residential population within the Valley under this buildout scenario would be 415,907 persons.⁴³ With the Landmark Village project, this total resident population would be 419,500 persons.⁴⁴

⁴³ Household estimates are based upon estimates provided by the County of Los Angeles of 3.17 persons per single-family dwelling and 2.38 persons per multi-family dwelling, apartment, or mobile home.

⁴⁴ *Ibid.*

Table 4.13-1
Cumulative Development Activity – Santa Clarita Valley Cumulative Buildout Scenario

| Land Use Types | Cumulative Buildout w/o Project¹ | Project | Cumulative Buildout w/ Landmark Village¹ |
|--------------------------------|--|-------------------|--|
| Single-Family | 93,412 du | 308 du | 93,720 du |
| Multi-Family | 47,621 du | 1,136 du | 48,757 du |
| Mobile Home | 2,699 du | | 2,699 du |
| Commercial Retail | 18,866,030 sq. ft. | 1,033,000 sq. ft. | 19,899,030 sq. ft. |
| Hotel | 2,071 room | | 2,071 room |
| Sit-Down Restaurant | 283,790 sq. ft. | | 283,790 sq. ft. |
| Fast Food Restaurant | 23,600 sq. ft. | | 23,600 sq. ft. |
| Movie Theater | 3,300 seats | | 3,300 seats |
| Health Club | 54,000 sq. ft. | | 54,000 sq. ft. |
| Car Dealership | 411,000 sq. ft. | | 411,000 sq. ft. |
| Elem./Middle School | 278,590 students | 437 students | 279,027 students |
| High School | 12,843 students | 173 students | 13,016 students |
| College | 29,948 students | | 29,948 students |
| Hospital | 247,460 sq. ft. | | 247,460 sq. ft. |
| Library | 171,790 sq. ft. | | 171,790 sq. ft. |
| Church | 501,190 sq. ft. | | 501,190 sq. ft. |
| Day Care | 785,000 sq. ft. | | 785,000 sq. ft. |
| Industrial Park | 41,743,950 sq. ft. | | 41,743,950 sq. ft. |
| Business Park | 8,424,330 sq. ft. | | 8,424,330 sq. ft. |
| Manufact./Warehouse | 3,932,470 sq. ft. | | 3,932,470 sq. ft. |
| Utilities | 1,150,240 sq. ft. | | 1,150,240 sq. ft. |
| Commercial Office | 6,380,520 sq. ft. | | 6,380,520 sq. ft. |
| Medical Office | 133,730 sq. ft. | | 133,730 sq. ft. |
| Golf Course | 1,209.0 ac | | 1,209.0 ac |
| Developed Parkland | 477.3 ac | 16 ac | 493.3 ac |
| Undeveloped Parkland | 1,000.0 ac | | 1,000.0 ac |
| Special Generator ² | 413.0 sg | | 413.0 sg |

du = dwelling unit; sq. ft. = square feet; sta = staff; ac = acres; sg = special generator

¹ Santa Clarita Valley Consolidated Traffic Model (November 2002). Includes existing development, buildout under the existing City of Santa Clarita General Plan, Santa Clarita Valley Area Plan, and active pending General Plan Amendment requests.

² Includes Wayside Honor Ranch, Six Flags Magic Mountain, Travel Village, CHP Office, and Aqua Dulce Airport.

a. Los Angeles County Sheriff's Department

Using the desired officer-to-population ratio of one deputy per 1,000 residents, Santa Clarita Valley buildout (exclusive of the project) would require a total of 416 sworn officers, or 255 more sworn officers than currently work in the Valley. The proposed project would increase this total by an additional four sworn deputies. Individual development projects may not need to meet the desired officer-to-population ratio, depending upon project location, project design, and review by the Office of the Sheriff. The Sheriff's Department will determine actual level of service needs for each development project as the valley builds out.

Meanwhile, for purposes of this analysis, it is assumed that the deputy-to-resident ratio would be at the desired ratio of one officer per 1,000 population, and that each development project would be responsible to ensure that adequate law enforcement services are available. Therefore, if no officers are hired to accommodate the needs of the region as it builds out, a significant cumulative impact would occur.

The Sheriff's Department has indicated that the cumulative development of the Newhall Ranch Specific Plan would introduce a population of approximately 67,213 persons, necessitating an increase of 67 deputies and the need for a new station in the Specific Plan area.⁴⁵ The project applicant has entered into negotiations with the Sheriff's Department to consider the provision of a station site. However, development of the Landmark Village project independent of the remainder of the Specific Plan would not trigger a need for a new station.

All new development projects in the Santa Clarita Valley would be responsible for funding increases in the demand for law enforcement services attributable to each respective project through the same funding mechanism (i.e., the law enforcement facilities fee) as the Landmark Village project. Therefore, with the continued allocation of General Fund revenues by the Board of Supervisors to maintain existing levels of service to the Santa Clarita Valley, and the imposition of Law Enforcement Facilities Mitigation Fees on all new projects in the region, pursuant to Los Angeles County Code, Chapter 22.74, no significant cumulative development impacts would occur to law enforcement services provided by the Sheriff's Department within the Santa Clarita Valley.

b. County Emergency Response/Evacuation Plans

New resident and daytime populations in the Santa Clarita Valley would be subject to the same potential hazards as existing residents. As noted in **Section 1.0, Project Description**, the Landmark Village project would include two major arterial access roadways that would connect the project site to SR-126. The proposed circulation plan, therefore, would provide adequate access to/from the project site to facilitate evacuation in the event of an emergency, and provide site access to emergency personnel. Furthermore, the additional access provided by the project would facilitate regionwide evacuation plans, and would be incorporated into the County's Emergency Evacuation Plans, when amended, to provide for the safe evacuation of all Santa Clarita Valley residents and employees. Therefore, the proposed project would not result in potentially significant cumulative emergency access impacts.

⁴⁵ Written correspondence from Captain Patti A. Minutello, Los Angeles County Sheriff's Department, Santa Clarita Valley Station, August 4, 2004.

c. California Highway Patrol

Demands for CHP services on the area's highways and in unincorporated portions of Santa Clarita Valley would increase under the Santa Clarita Valley Cumulative Buildout Scenario due to related increases in vehicular traffic generated by future development. An increase in the current number of CHP patrol officers would be required to enforce traffic regulations in new developments, and to respond to traffic accidents and disabled vehicles.

The CHP has indicated that approximately six additional officers would be required to accommodate cumulative development; however, it is not likely that a new CHP station would be needed because the existing CHP site and facilities in the Santa Clarita Valley contain room for expansion if and when it is determined that such expansion is necessary.⁴⁶ Nonetheless, cumulative development would increase traffic on existing roadways, would increase the numbers and lengths of roadways patrolled by the CHP, and increase demands for CHP services in the area. Moreover, through increased revenues generated by cumulative development (*via* motor vehicle registration fees paid by new residents and businesses), the funding for additional staffing and equipment can and should be allocated by the State CHP to the Newhall Area CHP Station to meet future demands.

As the revenue base and method of funding allocation that are in place as of this writing provide for adequate CHP services in the area, it is anticipated that an adequate level of service could be provided in the future through these same funding sources and allocation methods. In light of this information, the project would not contribute to potentially significant cumulative impacts on the law enforcement services provided by the CHP.

9. CUMULATIVE MITIGATION MEASURES

Because the proposed project would fully mitigate any potentially significant project-related impacts to law enforcement services, and because cumulative development would be subject to the same or similar required mitigation measures as the proposed project, no additional cumulative mitigation measures are proposed or required.

⁴⁶ Written communication from E. Conley, Captain, Commander, Newhall Area Station, California Highway Patrol, November 14, 2004.

10. SIGNIFICANT UNAVOIDABLE IMPACTS

a. Project-Specific Impacts

The Sheriff's Department serving the Newhall Ranch Specific Plan area is currently operating at a less than acceptable level of service. However, the increased demand for law enforcement services provided by the Sheriff's Department and CHP resulting from project buildout would be met through increases in law enforcement staffing and equipment. The increases in staffing and equipment would be adequately funded by increased taxes and fees paid by Landmark Village development, as well as implementation of the adopted Specific Plan and recommended Landmark Village-specific mitigation measures discussed above. Therefore, no significant unavoidable project-specific impacts would occur with respect to law enforcement services.

b. Cumulative Impacts

The Sheriff's Department serving the Santa Clarita Valley is currently operating at a less than acceptable level of service, and cumulative development would increase the demand for the law enforcement services provided by both the Sheriff's Department and the CHP. However, the increased cumulative development demands on these services would be met through increases in staffing and equipment, which would be adequately funded by increased taxes and fees paid by new development. Therefore, no significant unavoidable cumulative impacts are expected with respect to law enforcement services.

4.14 FIRE PROTECTION SERVICES

1. SUMMARY

Fire protection and emergency medical response services for the Landmark Village project and the surrounding area are provided by the Los Angeles County (County) Fire District. Fourteen fire stations and four fire camps provide fire protection services for the Santa Clarita Valley area. Fire Station 76, located at 27223 Henry Mayo Drive in Valencia, is the closest existing station to the project site. The closest available district response units would provide fire protection services. Should a significant incident occur, the entire resources of the Fire Department, not just the stations closest to the site, would serve the project. The County's Fire Department and a franchise private ambulance company also provide paramedic services to the area.

The Landmark Village project site is located in an area that has been designated as a Very High Fire Hazard Severity Zone (formerly called Fire Zone 4) by the County's Fire Department, which denotes the County Forester's highest fire hazard potential.

As part of the Specific Plan approval in 2003, the Board of Supervisors required that three fire stations be constructed on the Newhall Ranch Specific Plan site. In summary, mitigation measures required that the project applicant and Fire Department enter into a Memorandum of Understanding (MOU) outlining the agreements, timing, and parameters by which fire stations would be developed on the Specific Plan site. Initially, it was assumed that the Landmark Village site would be served by a new fire station at the existing Del Valle fire training site. Since that time, Newhall Land and the Fire Department have agreed to relocate the station into the Landmark Village tract map site. The locations for the two remaining fire stations within Newhall Ranch will be finalized in the MOU between Newhall Land and the Fire Department.

The proposed project would be required to meet all County codes and requirements relative to providing adequate fire protection services to the site during both the construction and operational stages of the project. As a result, the project would not diminish the staffing or the response times of existing fire stations in the Santa Clarita Valley, nor would it create a special fire protection requirement on the site that would result in a decline in existing service levels. Therefore, by implementing the adopted Specific Plan mitigation measures in combination with the recommended project-specific mitigation, the proposed project would not have a significant project or cumulative impact on fire protection services or fire hazards in Santa Clarita Valley.

2. INTRODUCTION

a. Relationship of Project to Newhall Ranch Specific Plan Program EIR

Section 4.18 of the Newhall Ranch Specific Plan Program EIR identified and analyzed the existing conditions, potential impacts, and mitigation measures associated with the fire services and hazards for the entire Newhall Ranch Specific Plan. The Newhall Ranch Specific Plan EIR mitigation program was adopted by the County in findings and in the revised Mitigation Monitoring Plan for the Specific Plan. The Newhall Ranch Specific Plan Program EIR concluded that Specific Plan implementation would result in significant impacts, but that the identified mitigation measures would reduce the impacts to below a level of significance. The Newhall Ranch Specific Plan Program EIR also determined that site-specific Wildfire Fuel Modification Plans would be required as the Specific Plan is implemented through the application and processing of tentative subdivision maps for Newhall Ranch. All subsequent project-specific development plans and tentative subdivision maps must be consistent with the Newhall Ranch Specific Plan, the County of Los Angeles General Plan, and Santa Clarita Valley Area Plan.

This project-level EIR is tiering from the previously certified Newhall Ranch Specific Plan Program EIR. **Section 4.14** discusses, at the project level, the Landmark Village project's existing conditions, the project's potential environmental impacts relative to fire protection services, the applicable mitigation measures from the Newhall Ranch Specific Plan Program EIR, and the mitigation measures recommended by this EIR for the Landmark Village project.

3. SUMMARY OF THE NEWHALL RANCH SPECIFIC PLAN PROGRAM EIR FINDINGS

The Newhall Ranch Specific Plan Program EIR identified certain potentially significant impacts related to fire protection services with implementation of the Specific Plan. Specifically, the Newhall Ranch Specific Plan Program EIR, and related findings, determined that implementation of the adopted Specific Plan would significantly increase the demand for fire protection services on the Specific Plan site and the local vicinity in terms of personnel and equipment needed to adequately serve the Specific Plan site at buildout. The majority of the Specific Plan is located in an area that has been designated as Very High Fire Hazard Severity Zone by the County of Los Angeles Fire Department. The remainder of the site, situated along the Santa Clara River, is designated as Moderate Fire Hazard Severity Zone, which is considered less of a fire hazard area by the County Forester than Very High Fire Hazard Severity Zone due to its relatively flat topography, the presence of the river, and better accessibility.

In response to identified significant impacts, the Specific Plan's mitigation program for fire protection services and fire hazards includes the following requirements: (a) approval of a Wildfire Fuel

Modification Plan for each Newhall Ranch final subdivision map that permits construction in development areas adjacent to Open Area and the High Country Special Management Area (SMA); (b) provisions in each tentative subdivision map and site plan for sufficient fire flow capacity for all proposed residential and non-residential uses; (c) subdivision map and site plan compliance with all applicable building and fire codes and hazard reduction programs for Moderate Fire Hazard Zones or Very High Fire Hazard Severity Zones; (d) provisions for funding the three fire stations in lieu of developer fees, the dedication of two fire station sites, and providing for various equipment needs; and (e) provisions for a MOU with the Fire Department to address first-phase fire protection requirements and the criteria for timing the development for each of the three fire stations.¹ The MOU requirement specified that delivery of fire service for Newhall Ranch would be from either existing fire stations, or one of the three fire stations to be provided pursuant to the Specific Plan's mitigation program. Prior to commencement of the operation of any of the three fire stations, the MOU requirement contemplated that fire service may be delivered to Newhall Ranch from existing fire stations or from temporary fire stations to be provided by the developer at mutually agreed-upon locations. Planned permanent stations located within Newhall Ranch would replace the temporary fire stations.

In response to the identified potentially significant impacts, the Final Newhall Ranch Specific Plan Program EIR identified four feasible mitigation measures.² The Board of Supervisors found that adoption of the recommended mitigation measures would reduce the identified potentially significant effects to less than significant levels.

4. EXISTING CONDITIONS

a. Fire Protection Services

The County's Fire Department provides fire protection service to the project area. Fourteen fire stations and four fire camps support the Santa Clarita Valley. The closest existing station to the project site is Fire Station 76, located at 27223 Henry Mayo Drive in Valencia, approximately 2 miles from the middle of the Village Quad, and a little over 3 miles from the middle of the Village Center. These distances translate into response times ranging from approximately 6 to 10+ minutes for the Landmark Village as a whole. However, in response to a fire incident, the closest available response units would provide fire protection services to the location, regardless of station affiliation. Should a significant event occur, the resources of the entire Santa Clarita Valley Fire District would serve the project site.

¹ See, Mitigation Measure 4.18-4 in both the certified Newhall Ranch Specific Plan Program EIR (March 9, 1999) and the adopted Mitigation Monitoring Plan for the Specific Plan (May 2003).

² See, Mitigation Measures 4.18-1 through 4.18-4 in both the certified Final Program EIR (March 9, 1999) and the adopted Mitigation Monitoring Plan for the Specific Plan (May 2003).

A description of the operational characteristics of the stations closest to the site and, therefore, most likely to respond to fire and medical emergencies, is provided below. A three-person fire company consists of a captain, a fire fighter specialist, and a fire fighter.³ A four-person fire company has one additional fire fighter. If the station houses a paramedic squad, a paramedic fills one fire fighter position on the engine. There are no plans for upgrades to these fourteen fire stations located in the vicinity of the Landmark Village project.⁴ The location of these stations and the fire suppression camps are illustrated on **Figure 4.14-1, Existing Fire Station Locations**. Also shown on **Figure 4.14-1** is the off-site Del Valle Training Facility, located to the north of the project site. A brief description of the four existing fire stations located nearest to the proposed Landmark Village project is provided below.

The Fire Department operates fire suppression camps which supply crews on a daily basis to assist in the suppression of wildland fires. They also perform storm-related functions such as the filling of sandbags, and provide additional manpower at search and rescue incidents. Of the four camps located in the Santa Clarita Valley area, two are staffed with paid fire suppression aids, and the other two are staffed by a workforce comprised of adult male prisoners provided by the California Department of Corrections (CDC). This partnership with the CDC provides the Fire Department with a large labor pool and provides the inmates with a structured learning environment with an emphasis on team work and a strong work ethic. The closest fire suppression camp to the project site is located at 29300 The Old Road in Saugus.⁵

(1) Los Angeles County Fire Station 76

Los Angeles County Fire Station 76 is located at 27223 Henry Mayo Drive in Valencia. The station maintains one fire engine and is supported by four firefighters.⁶ A five-person hazardous materials unit is located at this station.⁷

³ Written correspondence, David R. Leininger, Chief, Forestry Division, Prevention Bureau, County of Los Angeles Fire Department, August 2, 2004 (**Appendix 4.14**).

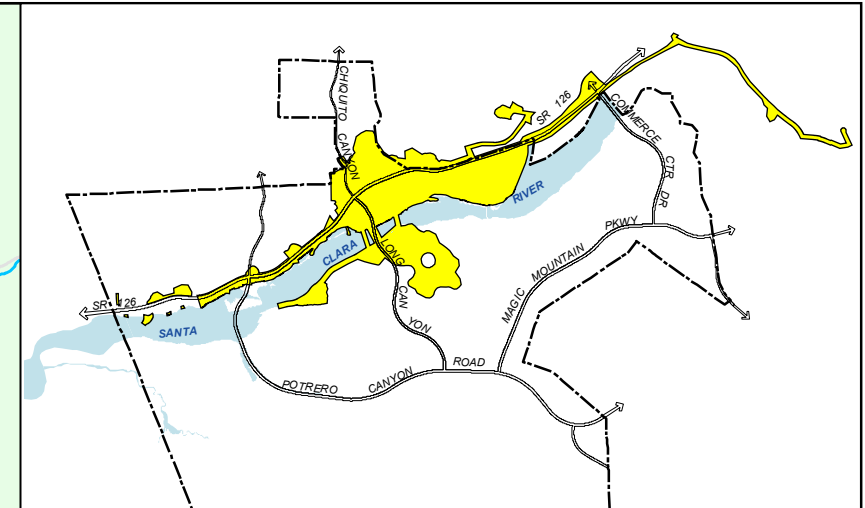
⁴ *Ibid.*

⁵ Electronic communication, Lorraine Buck, Planning Division, County of Los Angeles Fire Department, March 27, 2009.

⁶ Telephone communication, Lorraine Buck, Planning Division, County of Los Angeles Fire Department, February 3, 2009.

⁷ *Ibid.*

FS 77 is 29 miles on I-5 from interchange of Hwy 126 and I-5



Legend:

| | |
|--------|---|
| FS 73 | Division & Battalion Headquarters 24875 N. San Fernando Rd., Newhall |
| FS 75 | 23310 Lake Manor Dr., Chatsworth |
| FS 76 | 27223 Henry Mayo Dr., Valencia |
| FS 77 | 46833 Peace Valley Rd., Gorman |
| FS 81 | 8710 W. Sierra Hwy, Agua Dulce |
| FS 104 | 26622 Golden Valley Rd., Santa Clarita |
| FS 107 | 18239 W. Soledad Canyon Rd., Canyon Country |
| FS 111 | 26829 Seco Canyon Rd., Valencia |
| FS 123 | 26321 N. Sand Canyon Rd., Canyon Country |
| FS 124 | 25870 Hemingway Ave., Stevenson Ranch |
| FS 126 | 26320 Citrus Dr., Santa Clarita |
| FS 132 | 29310 Sand Canyon Rd., Canyon Country |
| FS 149 | 31770 Ridge Route, Castaic |
| FS 156 | 24525 W. Copperhill Dr., Santa Clarita Del Valle Training Facility |

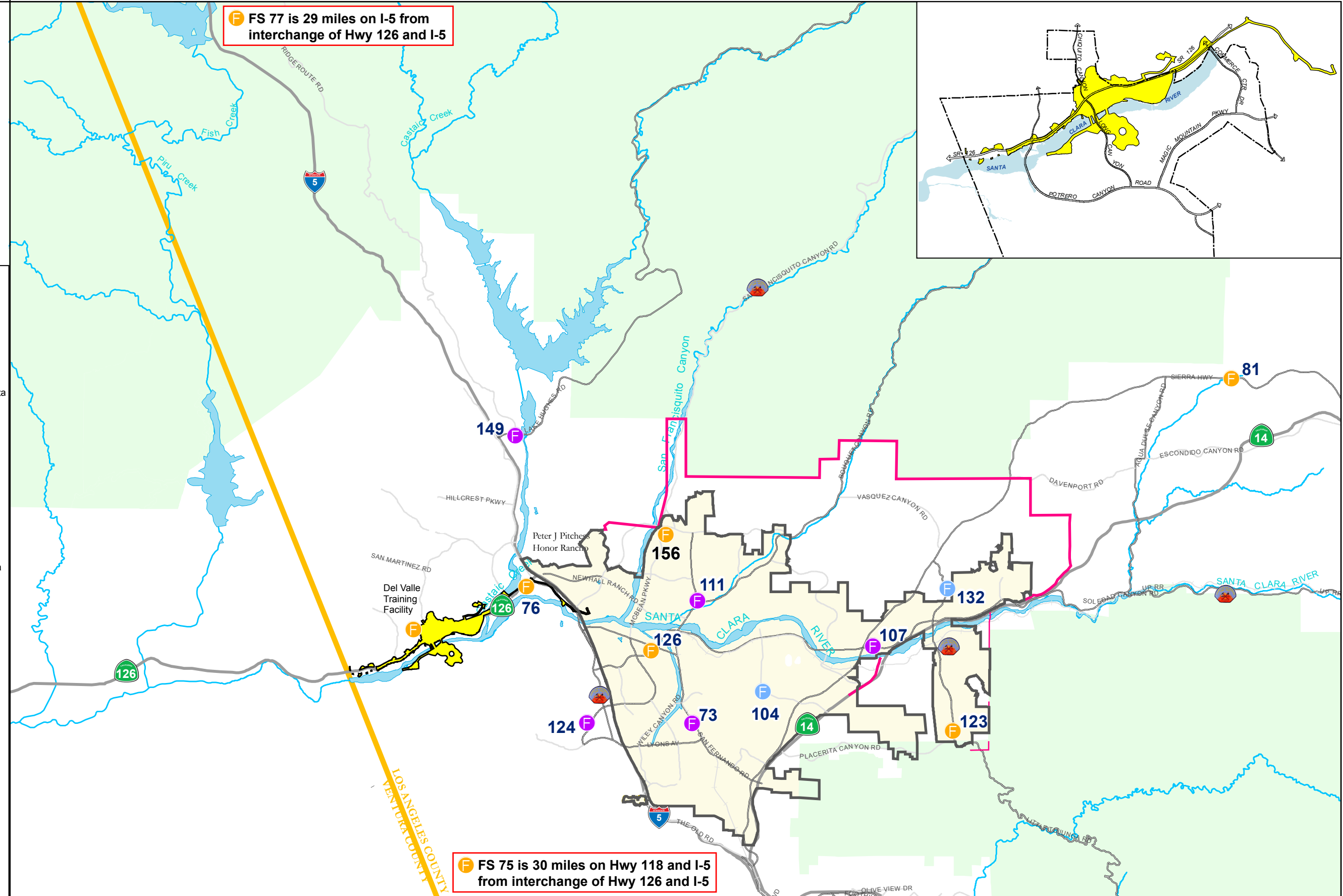
City of Santa Clarita Boundary
City of Santa Clarita Sphere of Influence Boundary
County Boundary
Angeles National Forest
Project Boundary

Community Safety

| |
|------------------------------|
| Existing Fire Station |
| Temporary Fire Station |
| Fire Station with Paramedics |
| Fire Camp |

GIS Projection - CA State Plane, Zone 5, NAD83, Feet.

2 1 0 2
APPROXIMATE SCALE IN MILES



FS 75 is 30 miles on Hwy 118 and I-5 from interchange of Hwy 126 and I-5

SOURCE: City of Santa Clarita General Plan, Safety Element - 2008; Los Angeles County Fire Department, Planning Division - 2009

FIGURE 4.14-1

Existing Fire Station Locations

(2) Los Angeles County Fire Station 149

Los Angeles County Fire Station 149 is located at 31770 Ridge Route in Castaic. The station maintains a three-person engine company, a two-person paramedic squad, and a one-person patrol that is staffed only during severe fire weather.⁸

(3) Los Angeles County Fire Station 124

Los Angeles County Fire Station 124 is located at 25870 Hemingway Avenue in Stevenson Ranch. The station maintains a three-person engine company and a two-person paramedic squad.⁹

(4) Los Angeles County Fire Station 126

Los Angeles County Fire Station 126 is located at 26320 Citrus Avenue in Santa Clarita. The station maintains a three-person engine company and a four-person quint company (a quint is a combination engine/ladder truck apparatus). In addition, a deputy chief and a battalion chief are housed at this station.¹⁰

b. Service Standards

Nationally recognized response time targets for urban areas are 5 minutes for a basic life support unit (engine company) and 8 minutes for an advanced life support unit (paramedic squad).¹¹ The Fire Department is currently meeting these standards in the project region.¹²

In response to increased demands for new facilities, equipment, and staffing created by new development, the County has implemented a Developer Fee Program to fund the purchase of station sites, the construction of new stations and facility improvements, and the funding of capital equipment.¹³ The developer fees are adjusted annually by the County to reflect changing cost. As of December 2008, the Developer Fee is \$0.9341 per square foot of new construction (includes all land uses) and is collected

⁸ *Ibid.*

⁹ *Ibid.*

¹⁰ *Ibid.*

¹¹ Telephone communication with Danny Kolker, Planning Analyst, Planning Division, County of Los Angeles Fire Department, September 29, 2004. These nationally recognized response times are based on determinations made by the National Fire Protection Association and the insurance industry (insurance rating organizations).

¹² Telephone communication with Danny Kolker, Planning Analyst, Planning Division, Los Angeles County Fire Department, February 5, 2004.

¹³ Telephone communication with Danny Kolker, Planning Analyst, Planning Division, County of Los Angeles Fire Department, September 29, 2004.

at the time building permits are issued.¹⁴ The Los Angeles County Board of Supervisors recently approved an update to the developer fee amount \$0.9550 per square foot effective February 1, 2009. Funding for staffing and operations comes from the Fire Department's share of local property taxes.¹⁵ This program also allows for funding and land dedication *in lieu* of developer fees. The developer fee, or an in-lieu donation, typically constitutes mitigation in full for development impacts.¹⁶ Payment of the developer fee typically constitutes mitigation in full for development impacts. A credit that can be applied toward unpaid developer fee obligations is typically issued for in lieu donations.¹⁷ The Fire Department prepares a Five-Year Capital Plan to identify anticipated facilities that would be constructed during the five-year planning horizon.¹⁸ This plan is updated annually.¹⁹

c. Wildland Fire Hazard Potential

The Fire Department designates land in the County in regard to its potential for wildland fire hazards. These designations are made by the County Forester, and are based on multiple criteria, including the following primary characteristics: (a) an area's accessibility; (b) water availability/lack of adequate water supplies; (3) amount and type of vegetative cover; and (4) topography. The two designations used by the Fire Department are Moderate Fire Hazard Zone (formerly Fire Zone 3) and Very High Fire Hazard Severity Zone (formerly Fire Zone 4). Areas within the County not designated as either a Moderate Fire Hazard Zone or Very High Fire Hazard Severity Zone are not considered to be subject to wildland fire hazards. The differences between Moderate Fire Hazard Zone and Very High Fire Hazard Severity Zone designations are relatively minor, in that one or more of the four designation criteria listed above (access, water availability, vegetation, and topography) may pose less of a constraint in Moderate Fire Hazard Zone than in the Very High Fire Hazard Severity Zone. Additionally, the Very High Fire Hazard Severity Zone includes more restrictive building requirements than the Moderate Fire Hazard Zone, and is considered to be the most severe fire zone. Portions of a Very High Fire Hazard Severity Zone may, upon development, meet the criteria of a Moderate Fire Hazard Zone, and may be redesignated as a Moderate Fire Hazard Zone at the discretion of the County Forester.

¹⁴ Written correspondence, Frank Vidales, Acting Chief, Forestry Division, Prevention Services Bureau, December 28, 2008.

¹⁵ Telephone communication with Danny Kolker, Planning Analyst, Planning Division, County of Los Angeles Fire Department, September 29, 2004.

¹⁶ *Ibid.*

¹⁷ Written correspondence, Frank Vidales, Acting Chief, Forestry Division, Prevention Services Bureau, May 13, 2009.

¹⁸ *Ibid.*

¹⁹ *Ibid.*

The Fire Department has designated the tract map site along with the off-site grading sites and utility corridor, as a Very High Fire Hazard Severity Zone, based on the four primary designation criteria.²⁰ Specifically, the Very High Fire Hazard Severity Zone typically has the following vegetative types or is located adjacent to such communities: chaparral, coastal sage, annual grasslands, riparian, and oak woodlands. Wildland fires are relatively common occurrences in these plant communities, which are found in the Santa Clarita Valley and surrounding areas. These plant communities pose a threat to expanding urban development due to their high combustibility and their dense biomass.

During the spring months, wildland vegetation typically begins to lose its moisture content and, by the summer and fall when Santa Ana wind conditions begin to occur, vegetation moisture levels can become very low, which results in a very high wildfire potential. When chaparral and coastal sage growth is younger, it is more succulent, with little or no dead or dying branches; and the growth provides less horizontal fuel continuity; has higher average fuel moisture content; and, as a result, is usually more fire retardant. As these plant species reach 20-plus years in age, their dead-to-live fuel ratio increases, creating more available fuel to carry fire with very high intensities and energy releases.

Historically, large fires tend to burn in Moderate Fire Hazard Zones and Very High Fire Hazard Severity Zones every 20 to 25 years. The County Forester has indicated that wildland fire events have occurred in the Santa Clarita Valley region as recently as October 2007. In the areas where these plant communities border urban development, the frequency of fire events may be diminished as a result of fire prevention and fire suppression activities. Fire prevention activities include prescribed burns, vegetation thinning/removal, and creation of buffer zones; in contrast, fire suppression involves measures, which control fires once they have started (i.e., fuel breaks, use of fire fighting equipment, etc.). Fire prevention for urban development in wildland fire hazard areas generally focuses on restricting the types of building materials used, building design, and incorporating setbacks from areas with flammable vegetation. An area designated as a Moderate Fire Hazard Zone would have less severe fire hazard conditions than an area designated as Very High Fire Hazard Severity Zone, and, therefore, would have fewer restrictions involving building construction and site design. Development within Very High Fire Hazard Severity Zone is required to meet the building construction requirements specified in the County Building and Safety Code, as well as the County Hillside Guidelines. Examples of fire code provisions that development in these areas must meet are presented below.

²⁰ Telephone communication with Assistant Chief Frank Vidales, October 12, 2004, and written correspondence, David R. Leininger, Chief, Forestry Division, Prevention Bureau, County of Los Angeles Fire Department, August 2, 2004 (**Appendix 4.14**).

d. Fire Codes and Guidelines

(1) Water Pressure

The availability of sufficient on-site water pressure is a basic requirement of the Fire Department. The Fire Department requires sufficient capacity for fire flow at public hydrants in residential locations to provide 1,250 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for a 2-hour duration for single-family residential units, and 5,000 gpm at 20 psi residual pressure for a 5-hour duration for multi-family residential units.²¹ The required fire flow for commercial/public fire hydrants is 5,000 gpm at 20 psi residual pressure for a 5-hour duration.²² These rates are determined based upon square footage of proposed structures, their relationship to other structures, property lines, and types of construction used.

The Valencia Water Company has stated its ability to provide adequate fire flows, in addition to meeting domestic demands.²³

(2) Fuel Modification

Due to the relatively high fire hazard potential that exists in the Very High Fire Hazard Severity Zone, development within these areas is subject to various governmental codes, guidelines, and programs aimed at reducing the hazard potential to acceptable levels. The County of Los Angeles has prepared *Fuel Modification Plan Guidelines*, which set forth guidelines and landscape criteria for all new construction to implement ordinances relating to fuel modification planning and help reduce the threat of fires in high hazard areas. Per Section 1117.2.1 of the County of Los Angeles Fire Code: "A fuel modification plan, a landscape plan and an irrigation plan shall be submitted with any subdivision of land or prior to any new construction, remodeling, modification or reconstruction where such activities increase the square footage of the existing structure by at least 50 percent within a 12-month period and where the structure or subdivision is located within areas designated as a Very High Fire Hazard Severity Zone in the Los Angeles County Building Code." A fuel modification plan identifies specific zones within a property, which are subject to fuel modification. A fuel modification zone is a strip of land where combustible

²¹ Written correspondence, David R. Leininger, Acting Chief, Forestry Division, County of Los Angeles Fire Department, December 31, 2002 (**Appendix 4.14**).

²² *Ibid.*

²³ See, SB 610 Water Supplement Assessment for the Landmark Village project, dated August 2005, prepared by Valencia Water Company (**Appendix 4.10**).

native or ornamental vegetation must be modified and/or partially or totally replaced with drought tolerant, fire resistant plants and other low-risk landscape materials.²⁴

e. Current Site Conditions

The Landmark Village tract map site is flat and cultivated with row crops. Miscellaneous ancillary sheds used to store agricultural equipment are found on the site. Several dirt roads provide access to the cultivated fields. Several abandoned oil wells along with active agricultural water wells are dispersed within the tract map boundary. Land within the project's off-site grading locations, water tank site, and utility corridor is either undeveloped or disturbed by agricultural cultivation or oil production (see, **Figure 2.0-1, Existing Land Use**). There are no habitable structures proposed within the off-site grading locations, water tank site, or the utility corridor area of the Landmark Village project. There were no calls for services during calendar year 2008 for the project area.²⁵

5. PROPOSED PROJECT IMPROVEMENTS

The applicant proposes to develop a total of 1,444 residential dwelling units with a residential population of 3,680 people,²⁶ approximately 1,033,000 square feet of commercial/mixed use space, a 9-acre elementary school, a 16-acre Community Park, four private recreational facilities, open space and river trail uses, trailhead, park and ride, and supporting roadway, drainage and infrastructure improvements. In addition, the applicant proposes to construct the Long Canyon Road Bridge over the Santa Clara River, and install exposed and buried bank stabilization on portions of both the south and north sides of the Santa Clara River.

Pursuant to an agreement between Newhall Land and the Fire Department, the project would provide for a fire station that would house 7 firefighters, 24 hours a day. Shift change would occur once a day. Station personnel will average 1–2 ancillary trips daily. The projected number of responses from the fire station is 4–5 per day. An emergency backup generator will be installed at the station and used on an "as-needed" basis. In accordance with this agreement, the fully constructed, equipped, and furnished station shall be conveyed to the Fire District prior to the issuance of the 723rd certificate of occupancy issued for

²⁴ Telephone communication with Assistant Chief Frank Vidales, October 12, 2004 and written correspondence, David R. Leininger, Chief, Forestry Division, Prevention Bureau, County of Los Angeles Fire Department, August 2, 2004 (**Appendix 4.14**).

²⁵ Telephone communication, Lorraine Buck, Planning Division, Los Angeles County Fire Department, February 3, 2009.

²⁶ Based upon estimates provided by the County of Los Angeles of 3.17 persons per single-family dwelling, 2.38 persons per multi-family dwelling and per apartment.

the Landmark Project. The fire station would be located at “Y” Street and Long Canyon Road as is depicted in **Figure 4.14-2, Proposed Fire Station Location**.

The proposed project would require up to 5.8 million cubic yards of imported fill. The fill would come from the Adobe Canyon borrow site, located outside the Landmark Village tract map site, but within the approved boundary of the Newhall Ranch Specific Plan. **Figure 1.0-30, Preliminary Recycled Water Storage System**, in **Section 1.0, Project Description**, depicts the location of the Adobe Canyon borrow site, the other off-site grading location, and the planned off-site utility corridor.

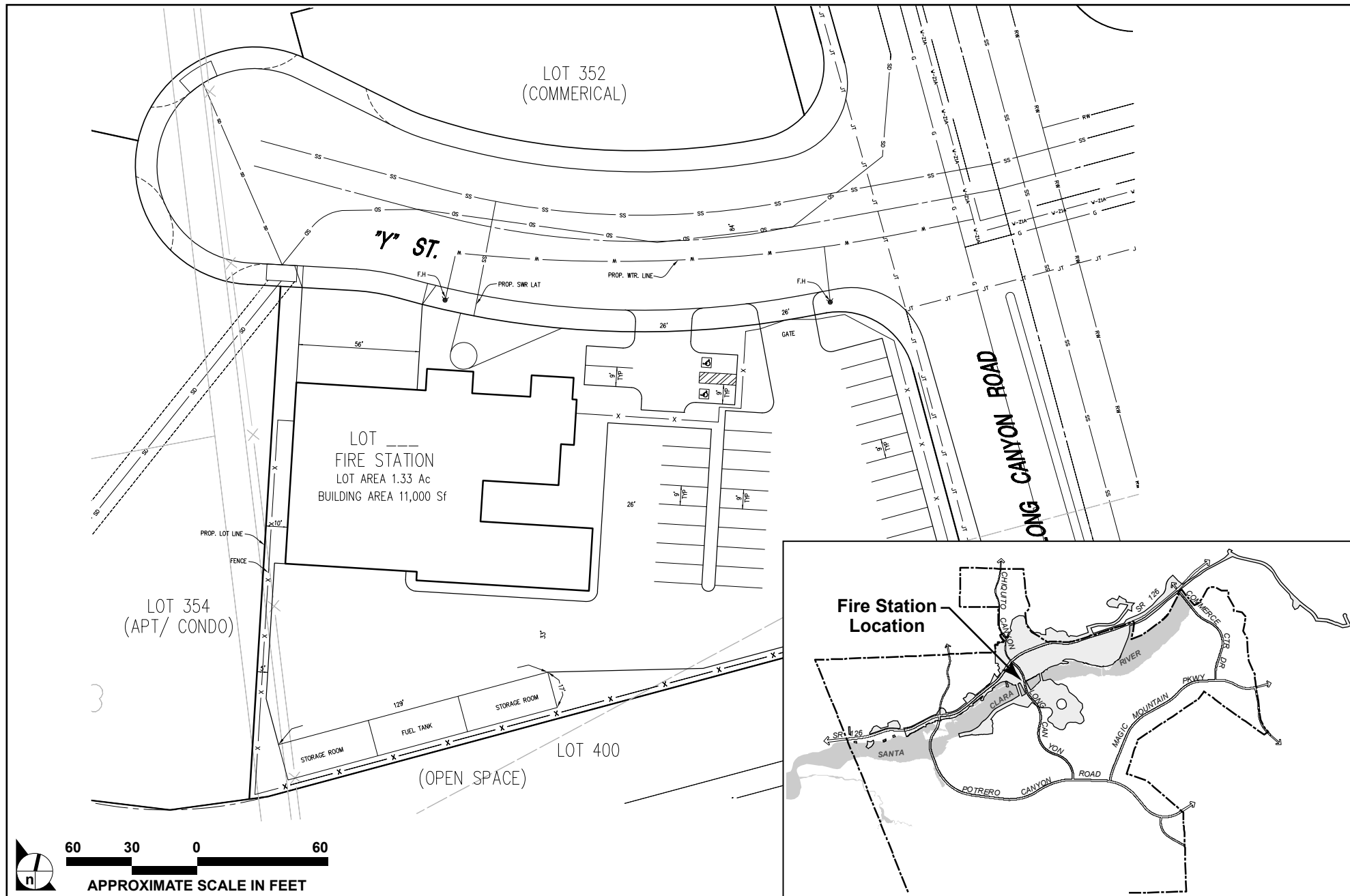
6. PROJECT IMPACTS

The analysis of potential impacts to fire protection services associated with construction and operation of the proposed project, including the significance criteria applicable to assessing such impacts, is presented below.

a. Significance Threshold Criteria

According to Appendix G of the 2005 *California Environmental Quality Act (CEQA) Guidelines*, a project would have a significant impact on fire protection services if the project would result in:

- Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities;
- The need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services; or
- Expose people or structures to a significant risk of loss, injury, or death involving wildfires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.



SOURCE: PSOMAS – June 2005

FIGURE 4.14-2

Proposed Fire Station Location

b. Impact Analysis

(1) Construction-Related Impacts

Construction projects result in a variety of operations that have the potential to increase the risk of fire, such as the use of mechanical equipment in vegetated areas, cutting and grinding metal, welding, and the storage of flammable materials such as fuel, wood and other building products. A large amount of wood framing would occur on the tract map portion of the project site during buildout. In association with the wood framing operations, the project's electrical, plumbing, communications, and ventilation systems would be installed in each structure. Although rare, fires do occur at construction sites, and it is expected that the electrical, plumbing, and mechanical systems for the development would be properly installed during framing operations. Installation would be subject to County codes and inspection by County personnel prior to drywalling. In addition, construction sites would also be subject to County requirements relative to water availability and accessibility to fire-fighting equipment.

Because the Landmark Village tract map site is located adjacent to Open Area (i.e., Santa Clara River), a Wildfire Fuel Modification Plan must be prepared in accordance with the County Fuel Modification Ordinance standards and submitted for approval by the County Fire District. The Wildfire Fuel Modification Plan will include construction period requirements, such as: (a) a fire watch during welding operations; (b) spark arresters on all equipment or vehicles operating in a high fire hazard area; (c) designated smoking and non-smoking areas; (d) water availability pursuant to County Fire District requirements; and (e) clearance of brush from buffer zones surrounding construction sites prior to initiation of construction. In summary, the tract map project site would be required to comply with all applicable state and County Building Code and Fire Code requirements for such items as types of roofing materials, building construction, brush clearance, water mains, fire hydrant flows, hydrant spacing, access and design, and other hazard reduction programs, for Very High Fire Hazard Severity Zone, as set forth by the County Forester and Fire Warden.

Based on the above code requirements, the Wildfire Fuel Modification Plan, and installation of the Landmark Village Fire Station at "Y" Street and Long Canyon Road (see, **Figure 4.14-2**), in addition to the adopted mitigation measures in place at the Specific Plan level, no significant construction-related impacts to fire protection services would occur as a result of the Landmark Village project. Should a fire event occur during construction activities, initial fire suppression support would be handled by Station 76 and Del Valle Training Facility. Therefore, the proposed project would not result in substantial adverse physical impacts associated with the construction of new or physically altered governmental facilities.

(2) **Operational Impacts**

(a) **Calls for Service, Station Facilities and Staffing Levels**

Occupancy of the uses constructed within the Landmark Village development site would result in an increase in fire hazards and a corresponding increase in the need for fire protection services, including paramedic services. The proposed residential, commercial, office, and mixed uses are expected to create the typical range of fire service calls that other such uses create, including kitchen/house fires, garbage bin fires, car fires, electrical fires, etc. All such fires can be adequately suppressed with the types of fire equipment typically found at County fire stations. The proposed project includes no unique or especially hazardous uses, such as industrial facilities that would use or generate large quantities of hazardous and/or toxic materials and would therefore pose an extreme risk of serious accident or fire.

The project could increase calls for service because portions of the development would be located adjacent to natural areas, particularly along eastern, southern, and western edges of the tract map site, which have wildfire potential. The applicant, however, must prepare a Fuel Modification Plan pursuant to Section 1117.2.1 of the Fire Code that would retard the spread of wildfire into development areas until the Fire Department's arrival at the site. Moreover, the site is located within an existing service area and the Fire Department indicates that response times within the project region are within the Department's adopted service standards of 5 minutes for basic life support and 8 minutes for advanced life support.

As part of the adopted mitigation measures for the Specific Plan, in lieu of developer fees, provisions have been imposed on the Specific Plan to fund three fire stations through payments to the County's Fire Department, and to dedicate the land for the two fire station sites to be located in Newhall Ranch. The locations of the remaining two Newhall Ranch Specific Plan fire stations will be defined in the MOU. In addition, as part of the adopted mitigation, the MOU for Newhall Ranch will set forth the first-phase fire protection requirements (fire protection plan) and the criteria for timing the development of each of the three fire stations. The fire protection plan component of the MOU also will undergo annual review and modification, if necessary.

The applicant is currently working with the Fire Department to develop the specific items to be covered under the required MOU, which would be completed prior to the issuance of any certificate of occupancy. The following requirements are being discussed as part of the MOU:^{27,28}

²⁷ Written correspondence, David R. Leininger, Chief, Forestry Division, Prevention Bureau, County of Los Angeles Fire Department, August 2, 2004 (**Appendix 4.14**).

²⁸ Written correspondence, Glenn Adamick, Newhall Land and Farming Company, November 2005.

- Three fire stations will be located within the Newhall Ranch Specific Plan area. One will be located within the Landmark Village site in the mixed-use area west of Long Canyon Road. The remaining two stations are planned for the Mission Village and Potrero Village sites, although these locations are subject to change.
- The applicant will construct the fire station to the Fire District's specifications;
- The size of each station site, as well as the fire station building square footages, will be defined in the MOU and will be larger than the site size and building square footages contained within Newhall Ranch Specific Plan Mitigation Measure 4.18-4; and
- Interim fire service and permanent station equipment needs will be discussed in detail in the MOU.

An agreement between the Newhall Land and the Fire Department includes the construction by Newhall Land of an approximately 11,000-square-foot station within Landmark Village on a minimum 1.25-acre net building pad. In accordance with this agreement, the fully constructed, equipped, and furnished station shall be conveyed to the Fire District prior to the issuance of the 723rd certificate of occupancy issued for the Landmark Project. The station will house seven firefighters, 24-hours a day.

It should be noted that both the station and building pad sizes exceed the requirements of the approved Newhall Ranch Specific Plan. Additionally, the approved Specific Plan required Newhall Land to provide funding for the construction of the station, rather than constructing the station, and provide funding for its pro-rata share of equipment for the station. In summary, the Specific Plan required Newhall Land to dedicate two 1-acre fire station sites (the third station was to be constructed on the Del Valle Fire Department Training Facility) and provide funding to construct three stations. Two of the stations would not exceed 6,000 square feet and the third was to not exceed 8,500 square feet.

As required by the Specific Plan, Newhall Land and the Fire Department will enter into an MOU to finalize the Newhall Ranch requirements associated with the Fire Department. With the MOU in place, the permanent fire station to be constructed on the Landmark Village site will ultimately provide the fire protection services for the proposed project and other areas of the Newhall Ranch Specific Plan site. Until such time as the Landmark Village Station is completed, Fire Station No. 76 would adequately serve the project site as described above.

(b) Wildland Fire Hazards

Development of the proposed project would result in the construction of residential uses, commercial uses, office uses, mixed-uses, institutional uses, and public facilities in areas that have been designated as Very High Fire Hazard Severity Zone. Characteristics of the project site, which contribute to these conditions include: (a) limited access; (b) lack of adequate water supplies; (c) the types of vegetative

cover; and (d) topography. An analysis of the site's fire hazard potential relative to these four factors is presented below.

(1) Access

The project circulation system seeks to implement the mobility objectives of the Master Circulation Plan for the Newhall Ranch Specific Plan. The circulation plan proposes to construct the extensions of Wolcott Road and Long Canyon Road, which would provide regional access from State Route (SR)-126 by creating two permanent intersections with SR-126. The project would also construct a network of collector roads to provide local access to land uses associated with the proposed project (see, **Figure 1.0-4, Existing Secondary Highway Designation – General Plan**). These roadways would connect with Wolcott and Long Canyon Road roadways. All roadways would be constructed in substantial conformance with the requirements of the Specific Plan and in certain cases (internal residential streets and collectors) would require only minor modification to the street sections set forth in the Los Angeles County Subdivision Code. The internal circulation plan would be consistent with the approved Specific Plan standards and County standards, as applicable, regarding access (i.e., roadway widths, length of single access streets, cul-de-sac dimensions, and street parking restrictions, etc.) (see, **Section 4.7, Traffic/Access**, for more information). Consequently, roadways adequate to provide Fire Department access to land uses located within the Landmark Village project would be provided, and no significant access-related fire protection impacts are expected to occur as a result of project implementation.

(2) Water Supply

The Conceptual Backbone Water Plan for the Specific Plan approved a dual water system that would provide water service for domestic and non-domestic uses. This system would also provide water supplies to support fire suppression activity in the event of wildland or structural fires. The project's water supply system would include water mains and fire hydrants, and the provision of fire flows to meet County standards. Given that a long-term source of water must be provided for Specific Plan-related development prior to the issuance of building permits (see **Section 4.10, Water Service**), and that the proposed project would provide a water supply that meets County fire flow requirements, no significant water-related fire hazards would occur as a result of project implementation.

(3) Vegetative Cover

The tract map site is cultivated with row crops. As a result, on-site vegetation is generally limited to crops and non-native weeds and grasses. However, the project site is located adjacent to areas with moderate to heavy vegetative cover, particularly along the Santa Clara River and Castaic Creek. The plant communities that make up this cover are highly combustible in the summer and, without

mitigation, would present a high fire hazard to development because burning embers are known to travel substantial distances. The potential for wildland fire hazards would exist at the wildland/urban interface due to: (1) the presence of brush; (2) increased human activity; and (3) the potential for fires due to accidental and arson-related causes. The boundaries of this interface would change over time as the proposed project reaches buildout.

However, the potential wildfire risk would be reduced to less than significant, as the applicant would be required to prepare a Wildfire Fuel Modification Plan pursuant to Section 1117.2.1 of the County Fire Code that would minimize the potential for the spread of wildfire into development areas and off the project site into surrounding undeveloped areas. Components of the plan would include fuel modification zones, a performance schedule and identification of those parties responsible for conducting annual fuel zone maintenance, specific requirements during construction to reduce fire hazards during this time, and the development of landscape and irrigation plans that incorporate fire-resistant plants, shrubs, trees, and groundcover into the project design. With implementation of the required Wildfire Fuel Modification Plan developed for the project, the fire hazard potential in the urban/rural interface zone would be reduced to below a level considered significant.

(4) Topography

Topography is an issue relative to wildland fire hazards because steep slopes are not only inaccessible to fire fighting vehicles, but steep canyons can create updraft conditions (much like a chimney) and a fire in a steep canyon can spread rapidly into adjacent areas. Steep canyons that are densely covered with combustible vegetation are especially hazardous.

The tract map site is relatively flat with the grade sloping gently in a southwesterly direction. On-site elevations range from 950 feet above mean sea level (msl) along the eastern boundary of the project site to approximately 900 feet msl along the eastern property boundary. The utility corridor is located within existing roadway rights-of-way located along the floor of the Santa Clara River Valley where grades are relatively flat. The tract map site and utility corridor are readily accessible and do not exhibit the characteristics that could cause updraft conditions. The Adobe Canyon borrow site, Chiquito Canyon grading site, and the water tank site do contain terrain of varying grade that would require grading for development pads, or to stabilize slopes. As a result of the requisite grading, these locations would generally not contain steep or inaccessible slopes that would limit access by fire personnel or result in the spread of wildfire. Further, other than the steel encased water tank or concrete lined debris basins, no structures that would be considered combustible are planned for these locations. Based on the above, and the required preparation of a Wildfire Fuel Modification Plan pursuant to Section 1117.2.1 of the County Fire Code, no significant impact with respect to this criterion is anticipated.

(c) Fire Codes and Guidelines

As indicated above under “Existing Conditions,” all projects must adhere to applicable state and County Fire codes, standards, and guidelines. As the project builds out, the fire codes, standards, and guidelines would be continually updated by the state and County agencies as knowledge gained from past fires increases.

(d) Conclusion

The proposed project would ultimately be served by three Newhall Ranch fire stations, including one within Landmark Village, to be funded and constructed by Newhall Land in lieu of developer fees pursuant to the MOU between Newhall Land and the Fire Department. Under the Specific Plan and the MOU, the project applicant also would dedicate land for the three fire station sites in Newhall Ranch, and provide payment for the cost of designated equipment needs (see Specific Plan EIR Mitigation Measure 4.18-4, below). The project would implement a Wildfire Fuel Modification Plan, and meet County codes and requirements relative to providing adequate fire protection services to the site during both the construction and operation phases. The required MOU will also address the first-phase fire protection requirements (fire protection plan) and the criteria for developing each of the three fire stations for the Newhall Ranch Specific Plan. As a result, the project would neither diminish the staffing or the response times of existing fire stations in the Santa Clarita Valley, nor would it create a special fire protection requirement on the site that would result in a decline in existing services levels in the valley. With compliance of all proposed mitigation measures and County requirements, the project would not diminish the staffing or the response times of existing fire stations in the Santa Clarita Valley, nor would it create a special fire protection requirement on the site that would result in a decline in existing service levels in the Santa Clarita Valley.

Therefore, with implementation of the proposed mitigation measures, potential impacts to fire protection services and fire-related hazard impacts associated with both the operation and construction of the proposed project would be reduced to below a level of significance.

7. MITIGATION MEASURES

Although the proposed Landmark Village project may result in potential impacts related to fire protection services absent mitigation, the County already has imposed mitigation measures required to be implemented as part of the Newhall Ranch Specific Plan. These mitigation measures, as they relate to fire protection services, are found in the certified Newhall Ranch Specific Plan Program EIR and the adopted Mitigation Monitoring Plan for the Specific Plan (May 2003). In addition, this EIR identifies recommended mitigation measures specific to the Landmark Village project site. The project applicant

has committed to implementing both the applicable mitigation measures from the Newhall Ranch Specific Plan, and the mitigation measures recommended for the Landmark Village project to ensure that future project development is safe and would not adversely affect adjacent properties.

a. Mitigation Measures Required by the Adopted Newhall Ranch Specific Plan, as they Relate to the Landmark Village Project

The mitigation measures (Mitigation Measure Nos. 4.18-1 through 4.19-4, below) were adopted by the County in connection with its approval of the Newhall Ranch Specific Plan (May 2003). The applicable mitigation measures will be implemented to mitigate the potentially significant fire protection service impacts associated with the proposed Landmark Village project. These measures are preceded by "SP," which stands for Specific Plan.

SP 4.18-1 At the time of final subdivision maps permitting construction in development areas that are adjacent to Open Area and the High Country SMA, a Wildfire Fuel Modification Plan shall be prepared and submitted for approval by the County Fire Department. The Wildfire Fuel Modification Plan shall include the following construction period requirements: (a) a fire watch during welding operations; (b) spark arresters on all equipment or vehicles operating in a high fire hazard area; (c) designated smoking and non-smoking areas; and (d) water availability pursuant to County Fire Department requirements. The wildfire fuel modification plan shall depict a fuel modification zone in conformance with the Fuel Modification Ordinance in effect at the time of subdivision. Within the zone, tree pruning, removal of dead plant material and weed and grass cutting shall take place as required by the County Forester. Fire resistant plant species containing habitat value may be planted in the fuel modification zone.

SP 4.18-2 Each subdivision and site plan for the proposed Specific Plan shall provide sufficient capacity for fire flows of 1,250 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for a two-hour duration for single family residential units, and 5,000 gpm at 20 psi residual pressure for a five-hour duration for multi-family residential units and commercial/retail uses, or whatever fire flow requirement is in effect at the time of subdivision and site plan approval.

SP 4.18-3 Each subdivision map and site plan for the proposed Specific Plan shall comply with all applicable building and fire codes and hazard reduction programs for Fire Zones 3 and 4 that are in effect at the time of subdivision map and site plan approval.

SP 4.18-4 The developer will provide funding for three fire stations to the Consolidated Fire Protection District of Los Angeles County (the "Fire District") in lieu of developer fees. The developer will dedicate two fire station sites for the two fire stations located in Newhall Ranch. The Fire District will dedicate the site for the fire station to be located at the Del Valle Training Facility. Each fire station site will have a building pad consisting of a net buildable area of 1 acre. If the cost of constructing the three fire stations, providing and dedicating the two fire station sites, and providing 3 engines, 1 paramedic squad and 63 percent of a truck company exceeds the developer's developer fee obligation for the Newhall Ranch development as determined by the Fire District, the Fire District will fund the costs in excess of the fee obligation.

Two of the three fire stations to be funded by the developer will not exceed 6,000 square feet; the third fire station to be funded by the developer will not exceed 8,500 square feet. The Fire District, will fund the cost of any space/square footage of improvement in excess of these amounts as well as the cost of the necessary fire apparatus for any such excess square footage of improvements. The cost of three fire engines, a proportionate share of a truck and one squad to be provided by the developer will be determined based upon the apparatus cost at the time the apparatus is placed in service.

The Fire District and the developer will mutually agree to the requirements of first-phase protection requirements based upon projected response/travel coverage. Such mutual agreement regarding first-phase fire protection requirements ("fire protection plan") and the criteria for timing the development of each of the three fire stations will be defined in a Memorandum of Understanding between the developer and the Fire District. Delivery of fire service for Newhall Ranch will be either from existing fire stations or one of the three fire stations to be provided by the developer pursuant to this section. Prior to the commencement of the operation of any of the three fire stations, fire service may be delivered to Newhall Ranch from existing fire stations or from temporary fire stations to be provided by the developer at mutually agreed-upon locations, to be replaced by the permanent stations which will be located within the Newhall Ranch development. The developer and the Fire District will annually review the fire protection plan to evaluate development and market conditions and modify the Memorandum of Understanding accordingly. *(This measure has been superceded by the ongoing MOU process. Mitigation Measure LV 4.14-2 contains the updated requirements.)*

b. Additional Mitigation Measures Proposed by this EIR

The following project-specific mitigation measures are recommended to mitigate the potentially significant fire protection impacts that may occur with implementation of the Landmark Village project. These mitigation measures are in addition to those adopted in the Final Newhall Ranch Specific Plan Program EIR. To indicate that the mitigation measure relates specifically to the Landmark Village project, the mitigation measure is preceded by "LV," which stands for Landmark Village.

LV 4.14-1 Prior to approval of a final subdivision map for the project, the applicant must prepare and submit for approval by the County Fire Department a fuel modification plan, a landscape plan and an irrigation plan for the project, as required by Section 1117.2.1 of the County of Los Angeles Fire Code.

LV 4.14-2 The applicant will construct three fully equipped and furnished fire stations (including all ancillary requirements such as landscaping, parking, fuel tanks, storage rooms, etc., required for normal fire station operations). Such stations are to be conveyed to the Consolidated Fire Protection District of Los Angeles County (the "Fire District") in lieu of developer fees. The Fire District shall approve all plans and designs for the three fire stations. The applicant will dedicate fire station sites for all three fire stations within Newhall Ranch. Two fire station sites will have a building pad consisting of a minimum net buildable area of 1.25 acres, and one fire station site will have a building pad consisting of a minimum net buildable area of 1.5 acres; the locations and configurations of each site shall be approved by the Fire District.

Two of the three fire stations to be constructed by the applicant will not exceed 11,000 square feet; the third fire station to be constructed by the applicant will not exceed 13,500 square feet. Future changes in federal, state, or local requirements may affect these station minimum sizes.

One of the three fire stations will be located within the Landmark project, at a location approved by the Fire District. Such station shall be 11,000 square feet constructed upon a minimum 1.25 acre (net) building pad. The fully constructed, equipped, and furnished station shall be conveyed to the Fire District prior to the issuance of the 723rd certificate of occupancy issued for the Landmark project. Additionally, the applicant shall provide funding for the purchase of one Fire District standard, fully equipped fire pumper engine and paramedic squad prior to the issuance of the 723rd certificate of occupancy.

For the remaining two fire stations, the Fire District will evaluate with the applicant the requirements of first-phase protection based upon projected response/travel coverage with the goal of achieving five-minute response coverage. The results of such evaluation shall include requirements for first-phase fire protection ("fire protection plan") and the criteria for timing the development of each of the fire stations, which will be defined in a Memorandum of Understanding between the applicant and the Fire Chief of the Fire District. Prior to the commencement of the operation of any of the three fire stations, fire service may be delivered to Newhall Ranch from existing fire stations or from temporary fire stations to be provided by the applicant at mutually agreed-upon locations, to be replaced by the permanent stations, which will be located within the Newhall Ranch development. The use of such temporary fire stations must be approved by the Fire District and detailed in the MOU. The applicant and the Fire District will annually review the fire protection plan to evaluate development and market conditions and modify the Memorandum of Understanding accordingly.

LV 4.14-3 If the project applicant alters the Fire District's road access, it must provide paved access acceptable to the Fire District from Chiquito Canyon Road to the Del Valle facility.

LV 4.14-4 The proposed development shall provide multiple ingress/egress access for the circulation of traffic, and emergency response issues. Said determinations shall be approved through the tentative map approval.

LV 4.14-5 The development of this project shall comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants. Specifics for said requirements shall be established during the review and approval process of the tentative map.

LV 4.14-6 This property is located within the area described by the Forester and Fire Warden as a Fire Zone 4, Very High Fire Hazard Severity Zone (VHFHSZ). All applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance and fuel modification plans, must be met.

LV 4.14-7 Specific fire and life safety requirements for the construction phase will be addressed at the building fire plan check. There may be additional fire and life safety requirements during this time.

LV 4.14-8 Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width and indicated on the Tentative or Exhibit "A" maps. The roadway shall be extended to within 150 feet

of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.

LV 4.14-9 Access roads shall be maintained with a minimum of ten (10) feet of brush clearance on each side. Fire access roads shall have an unobstructed vertical clearance clear-to-sky with the exception of protected tree species. Protected tree species overhanging fire access roads shall be maintained to provide a vertical clearance of thirteen (13) feet, six (6) inches. Applicant to obtain all necessary permits prior to the commencement of trimming of any protected tree species.

LV 4.14-10 The maximum allowable grade shall not exceed 15% except where topography makes it impractical to keep within such grade; in such cases, an absolute maximum of 20% will be allowed for up to 150 feet in distance. The average maximum allowed grade, including topographical difficulties, shall be no more than 17%. Grade breaks shall not exceed 10% in ten (10) feet.

LV 4.14-11 When involved with a subdivision in unincorporated areas within the County of Los Angeles, Fire Department, requirements for access, fire flows and hydrants are addressed at the Los Angeles County Subdivision Committee meeting during the subdivision tentative map stage.

LV 4.14-12 Fire sprinkler systems are required in some residential and most commercial occupancies. For those occupancies not requiring fire sprinkler systems, it is encouraged that fire sprinkler systems be installed. This will reduce potential fire and life losses. Systems are now technically and economically feasible for residential use.

LV 4.14-13 Prior to construction, the following items shall be addressed:

- a. Installation and inspection of the required all weather access to be provided as determined by either the tentative map review process or building penult issuance.
- b. Fire hydrants shall be installed and tested prior to the clearance for the commencement of construction.

INSTITUTIONAL:

LV 4.14-14 The development may require fire flows up to 8,000 gallons per minute at 20 pounds per square inch residual pressure for up to a four-hour duration as outlined in the 2002 County of Los Angeles Fire Code Appendix III-AA. Final fire flows will be based on the size of buildings, their relationship to other structures, property lines, and types of construction used.

LV 4.14-15 Fire hydrant spacing shall be based on fire flow requirements as outlined in the 2002 County of Los Angeles Fire Code Appendix III-BB. Additional hydrants will be required if hydrant spacing exceeds specified distances.

LV 4.14-16 All access devices and gates shall comply with California Code of Regulations, Title 19, Article 3.05 and Article 3.16. Los Angeles County Fire Department Regulation #5.

COMMERCIAL/HIGH-DENSITY RESIDENTIAL:

LV 4.14-17 The development may require fire flows up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration. Final fire flows will be based on the size of buildings, their relationship to other structures, property lines, and types of construction used. Fire flows shall be established as part of the tentative map review process with the submittal of architectural details to determine actual flow requirement. If adequate architectural detail is unavailable during the tentative map review process, maximum fire flows will be established with the ability of the fire flow to be changed during the actual architectural plan review by Fire Prevention Engineering for building permit issuance.

LV 4.14-18 Fire hydrant spacing shall be 300 feet and shall meet the following requirements:

- a. No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
- b. No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.
- c. Additional hydrants will be required if hydrant spacing exceeds specified distances.
- d. When cul-de-sac depth exceeds 200 feet on a commercial street, hydrants shall be required at the corner and mid-block.
- e. A cul-de-sac shall not be more than 500 feet in length, when serving land zoned for commercial use.

LV 4.14-19 Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in length and at the end of all cul-de-sacs.

LV 4.14-20 All on-site driveways/roadways shall provide a minimum unobstructed width of 28 feet, clear-to-sky. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building. The centerline of the access driveway shall be located parallel to, and within 30 feet of an exterior wall on one side of the proposed structure.

LV 4.14-21 Driveway width for non-residential developments shall be increased when any of the following conditions will exist:

- a. Provide 34 feet in width, when parallel parking is allowed on one side of the access roadway/driveway. Preference is that such parking is not adjacent to the structure.
- b. Provide 42 feet in width, when parallel parking is allowed on each side of the access roadway/driveway.
- c. Any access way less than 34 feet in width shall be labeled "Fire Lane" on the final recording map, and final building plans.
- d. For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with

Fire Department approved signs stating "NO PARKING – FIRE LANE" in three inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.

SINGLE-FAMILY/TWO-FAMILY DWELLING UNITS:

LV 4.14-22 Single-family detached homes shall require a minimum fire flow of 1,250 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration. Two-family dwelling units (duplexes) shall require a fire flow of 1,500 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration. When there are five or more condominium units are taking access on a single driveway, the minimum fire flow shall be increased to 1,500 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration.

LV 4.14-23 Fire hydrant spacing shall be 600 feet and shall meet the following requirements:

- b. No portion of lot frontage shall be more than 450 feet via vehicular access from a public fire hydrant.
- c. Lots of 1 acre or more shall place no portion of a structure where it exceeds 750 feet via vehicular access from a properly spaced public fire hydrant.
- d. When cul-de-sac depth exceeds 450 feet on a residential street, fire hydrants shall be required at the corner and mid-block.
- e. Additional hydrants will be required if hydrant spacing exceeds specified distances during the tentative map review process or building permit plan check.

LV-4.14-24 Streets or driveways within the development shall be provided with the following:

- a. Provide 36 feet in width on all streets where parking is allowed on both sides.
- b. Provide 34 feet in width on cul-de-sacs up to 700 feet in length. This allows parking on both sides of the street.
- c. Provide 36 feet in width on cul-de-sacs from 701 to 1,000 feet in length. This allows parking on both sides of the street.
- d. For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING – FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.
- e. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road.

LV 4.14-25 A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in length and at the end of all cul-de-sacs.

LIMITED ACCESS DEVICES (GATES, ETC.):

- LV 4.14-26 All access devices and gates shall meet the following requirements:
- a. Any single-gated opening used for ingress and egress shall be a minimum of 26 feet in width, clear-to-sky.
 - b. Any divided gate opening (when each gate is used for a single-direction of travel – i.e., ingress or egress) shall be a minimum width of 20 feet clear-to-sky.
 - c. Gates and/or control devices shall be positioned a minimum of 50 feet from a public right-of-way, and shall be provided with a turnaround having a minimum of 32 feet of turning radius. If an intercom system is used, the 50 feet shall be measured from the right-of-way to the intercom control device.
 - d. All limited access devices shall be of a type approved by the Fire Department.
 - e. Gate detail plans shall be submitted for review and approval to the Fire Department as part of the tentative map submittal or prior to installation. These plans shall show all locations, widths, and details of the proposed gates.

8. CUMULATIVE IMPACTS

In order to analyze the cumulative impacts of this project in combination with other expected future growth, the amount and location of growth that is expected to occur was predicted.

The “Santa Clarita Valley Cumulative Build-Out Scenario” entails buildout of all lands under the current land use designations indicated in the Santa Clarita Valley Area Plan and the County General Plan, plus the proposed project, plus all known pending General Plan Amendment requests for additional urban development in the unincorporated area of the Santa Clarita Valley and the City of Santa Clarita. A list of the future development activity (with and without the project) expected in the valley under this scenario is presented below in **Table 4.14-1, Cumulative Development Activity – Santa Clarita Valley Cumulative Build-Out Scenario**.

If the Santa Clarita Valley Planning Area builds out consistently with the currently adopted area and general plans, a significant impact on the current level of fire protection services throughout Santa Clarita Valley would occur unless the equipment and personnel resources of the fire department were to increase proportionately. However, impacts resulting from new development would be reduced by compliance with state and County fire codes, standards and guidelines, and incorporation of project-specific mitigation measures to reduce fire protection impacts to less than significant levels, similar to the proposed project. Moreover, new development within the Santa Clarita Valley Planning Area would be required to participate in the Developer Fee Program, which is the County's funding mechanism used to mitigate impacts to fire protection services. As the Santa Clarita Valley Planning Area builds out, the

level of fire protection services would be increased to keep pace with increased demands; therefore, no significant cumulative fire-related impacts are expected as a result of valley buildout.

Table 4.14-1
Cumulative Development Activity – Santa Clarita Valley Cumulative Build-Out Scenario

| Land Use Types | Cumulative Buildout w/o Project ¹ | Project | Cumulative Buildout w/ Landmark Village ¹ |
|--------------------------------|--|-------------------|--|
| Single-Family | 93,412 du | 308 du | 93,720 du |
| Multi-Family | 47,621 du | 1,136 du | 48,757 du |
| Mobile Home | 2,699 du | | 2,699 du |
| Commercial Retail | 18,866,030 sq. ft. | 1,033,000 sq. ft. | 19,899,030 sq. ft. |
| Hotel | 2,071 room | | 2,071 room |
| Sit-Down Restaurant | 283,790 sq. ft. | | 283,790 sq. ft. |
| Fast Food Restaurant | 23,600 sq. ft. | | 23,600 sq. ft. |
| Movie Theater | 3,300 seats | | 3,300 seats |
| Health Club | 54,000 sq. ft. | | 54,000 sq. ft. |
| Car Dealership | 411,000 sq. ft. | | 411,000 sq. ft. |
| Elem./Middle School | 278,590 students | 437 students | 279,027 students |
| High School | 12,843 students | 173 students | 13,016 students |
| College | 29,948 students | | 29,948 students |
| Hospital | 247,460 sq. ft. | | 247,460 sq. ft. |
| Library | 171,790 sq. ft. | | 171,790 sq. ft. |
| Church | 501,190 sq. ft. | | 501,190 sq. ft. |
| Day Care | 785,000 sq. ft. | | 785,000 sq. ft. |
| Industrial Park | 41,743,950 sq. ft. | | 41,743,950 sq. ft. |
| Business Park | 8,424,330 sq. ft. | | 8,424,330 sq. ft. |
| Manufact./Warehouse | 3,932,470 sq. ft. | | 3,932,470 sq. ft. |
| Utilities | 1,150,240 sq. ft. | | 1,150,240 sq. ft. |
| Commercial Office | 6,380,520 sq. ft. | | 6,380,520 sq. ft. |
| Medical Office | 133,730 sq. ft. | | 133,730 sq. ft. |
| Golf Course | 1,209.0 ac | | 1,209.0 ac |
| Developed Parkland | 477.3 ac | 16 ac | 493.3 ac |
| Undeveloped Parkland | 1,000.0 ac | | 1,000.0 ac |
| Special Generator ² | 413.0 sg | | 413.0 sg |

du = dwelling unit; sq. ft. = square feet; sta = staff; ac = acres; sg = special generator

¹ Santa Clarita Valley Consolidated Traffic Model (November 2002). Includes existing development, buildout under the existing City of Santa Clarita General Plan, and Santa Clarita Valley Area Plan, and active pending General Plan Amendment requests.

² Includes Wayside Honor Ranch, Six Flags Magic Mountain, Travel Village, CHP Office, and Aqua Dulce Airport.

9. CUMULATIVE MITIGATION MEASURES

Because cumulative development will be subject to the same or similar required mitigation measures as the proposed project, no additional cumulative mitigation measures are proposed or required.

10. SIGNIFICANT UNAVOIDABLE IMPACTS

a. Project-Specific Impacts

With implementation of each of the mitigation measures identified above, no significant unavoidable project impacts would occur with respect to fire protection services.

b. Cumulative Impacts

No significant unavoidable cumulative impacts have been identified or are anticipated for the proposed project, as it relates to fire protection services.

1. SUMMARY

The Castaic Union School District (Castaic District) and the William S. Hart Union High School District (Hart District) currently provide public elementary, junior high/middle school, and senior high school education in the Landmark Village project area. The Castaic District provides elementary school service (Kindergarten and grades 1-6) and middle school service (grades 7 and 8) to the project site. The Hart District provides senior high school (grades 9-12) service to the project site. The Landmark Village project would generate an estimated 299 new elementary students, 138 new middle school students, and 173 new senior high school students for the two Districts at buildout.

*The “School Facilities Funding Agreement Between the Castaic Union School District and Newhall Land and Farming Company” (Castaic School Funding Agreement), effective November 20, 1997, and included in this EIR (Recirculated Draft EIR **Appendix 4.15**), would mitigate Landmark Village impacts on the Castaic District. Under the Castaic School Funding Agreement, the applicant and the Castaic District have provided a financing schedule and a financing plan, in combination with certain mitigation payments, which will provide permanent facilities, including land, buildings, furnishings and equipment, to house grades K-5 and 6-8 students who will reside in the Riverwood Village Planning Area of the Newhall Ranch Specific Plan. The proposed Landmark Village project is part of the Riverwood Village Planning Area. Once implemented, the Castaic School Funding Agreement would fully mitigate Landmark Village’s direct and cumulative impacts on the Castaic District’s educational facilities.*

*Project-specific impacts on the Hart District would be mitigated through the separate “School Facilities Funding Agreement Between the William S. Hart Union High School District and The Newhall Land and Farming Company” (Hart School Funding Agreement), effective October 1998, and included in this EIR (Recirculated Draft EIR **Appendix 4.15**). The Hart School Funding Agreement conditionally obligates The Newhall Land and Farming Company to provide up to three additional junior high schools and two additional senior high schools to the Hart District. Once implemented, the Hart School Funding Agreement would fully mitigate Landmark Village’s direct and cumulative impacts on the Hart District’s educational facilities.*

Cumulative student generation under the Development Monitoring System (DMS) Build-Out Scenario and the Santa Clarita Valley Build-Out Scenario cannot be accommodated by existing or planned facilities within the school facilities that serve the valley; therefore, cumulative impacts on the school districts would be significant. Compliance, as appropriate, with existing School Facilities Funding Agreements and other mechanisms (e.g., Senate Bill [SB] 50, the Valley-Wide Joint Fee Resolution, and/or new school facilities funding agreements) would reduce cumulative development impacts on the school districts to below a level of significance and no significant unavoidable cumulative impacts to educational services are anticipated.

No significant unavoidable impacts would result from implementation of the proposed Landmark Village project.

2. BACKGROUND

a. Relationship of Project to Newhall Ranch Specific Plan Program EIR

Section 4.16 of the Newhall Ranch Specific Plan Program EIR identified and analyzed the existing conditions, potential impacts, and mitigation measures associated with public education for the entire Newhall Ranch Specific Plan. The Newhall Ranch Specific Plan EIR mitigation program was adopted by the County in findings and in the revised Mitigation Monitoring Plan for the Specific Plan. The Newhall Ranch Specific Plan Program EIR concluded that Specific Plan implementation would result in significant impacts on educational services, but that the identified mitigation measures would reduce the impacts to below a level of significance. All subsequent project-specific development plans and tentative subdivision maps must be consistent with the Newhall Ranch Specific Plan, the County of Los Angeles General Plan, and Santa Clarita Valley Area Plan.

This project level EIR is tiering from the previously certified Newhall Ranch Specific Plan Program EIR. This section discusses, at the project level, the Landmark Village project's existing conditions, the project's impacts on educational services, the applicable mitigation measures from the Newhall Ranch Specific Plan Program EIR, and any mitigation measures recommended by this EIR for the Landmark Village project.

3. SUMMARY OF THE NEWHALL RANCH SPECIFIC PLAN PROGRAM EIR FINDINGS

The Newhall Ranch Specific Plan Program EIR identified certain potentially significant impacts related to educational services with implementation of the Specific Plan. Specifically, the Newhall Ranch Specific Plan Program EIR, and related findings, determined that implementation of the adopted Specific Plan would significantly increase the demand for educational services on the Specific Plan site and the local vicinity.

Buildout of uses within the Specific Plan would generate approximately 5,016 elementary students, 1,392 junior high students, and 2,372 senior high students at buildout. Under the adopted mitigation program, provisions were made to reserve land for five elementary school sites, one junior high school site, and one high school site within the Specific Plan boundaries with sufficient acreage to construct schools to accommodate the estimated number of students generated at build-out of the Specific Plan. In addition, three school facilities/funding agreements were entered into with the Newhall School District, William S. Hart Union High School District, and Castaic Union School District, which outlined a program for school mitigation fees pursuant to the Valley-Wide Joint Fee Resolution (which constitutes more than the applicant's fair share of school funding per state legislation). The County and the City of Santa Clarita are signatories to the Valley-Wide Joint Fee Resolution. Based on the Newhall Ranch Specific Plan Program EIR and record, the County's Board of Supervisors found that the significant impacts on educational

services identified in that EIR were mitigated to below a level of significance by adoption of the specified mitigation measures.¹

4. EXISTING CONDITIONS

The Castaic District and the Hart District currently provide public elementary, junior high/middle school and high school education for the Landmark Village project area. The Castaic District provides elementary (K–5) and middle school (6–8) service, while the Hart District provides high school (9–12) service.

a. Castaic Union School District

The current enrollment and design capacities for the Castaic District are listed in **Table 4.15-1, Existing Design Capacities and Enrollments for the Castaic District**.

Table 4.15-1
Existing Design Capacities and Enrollments for the Castaic District

| School | Grade Levels | Current Enrollment | Design Capacity |
|----------------------------|--------------|--------------------|-----------------|
| Castaic Elementary | K–5 | 765 | 750 |
| Live Oak Elementary | K–5 | 741 | 750 |
| Northlake Hills Elementary | K–5 | 715 | 750 |
| Castaic Middle School | 6–8 | 1,176 | 1,434 |
| | Total | 3,397 | 3,684 |

Source: Enrollment provided by California Department of Education, Educational Demographics Unit for the 2007–2008 school year. Design Capacity provided by Jaime Garcia, Castaic Union School District, E-mail communication to Impact Sciences, Inc., August 2008.

As indicated above, there are three elementary schools and one junior high/middle school within the Castaic District. Castaic Elementary School is operating above its design capacity. Total student capacity within the District is 3,684 provided via permanent and temporary (relocatable) classrooms. Total student enrollment in the Castaic District for the 2007–2008 school year was 3,397,² which is at 92 percent of capacity for the District.

¹ See, Mitigation Measures 4.16-1 through 4.16-5 in both the certified Newhall Ranch Specific Plan Program EIR (March 9, 1999) and the adopted Mitigation Monitoring Plan for the Specific Plan (May 2003).

² Enrollment provided by California Department of Education, Educational Demographics Unit for the 2007–2008 school year.

b. William S. Hart Union High School District

The current enrollment and design capacities for the Hart District high schools are listed in **Table 4.15-2, Existing Design Capacity and Enrollments for the Hart District Schools.**

**Table 4.15-2
Existing Design Capacity and Enrollments for the Hart District Schools**

| School | Grade Level | Current Enrollment | Design Capacity |
|--|--------------------------|---------------------------|------------------------|
| Canyon High | 9-12 | 2,641 | 2,600 |
| William S. Hart High | 9-12 | 2,265 | 2,315 |
| Saugus High | 9-12 | 2,573 | 2,600 |
| Valencia High | 9-12 | 2,769 | 2,764 |
| Golden Valley High | 9-12 | 2,062 | 2,600 |
| West Ranch High | 9-12 | 2,656 | 2,600 |
| Sequoia Charter School | 9-12 | 42 | 40 |
| Learning Post High | 9-12 | 76 | 117 |
| Early College High | 9-12 | 86 | 86 |
| Jereann Bowman High | 9-12 | 464 | 430 |
| Academy of the Canyons (at College of the Canyons) | 11-12 | 190 | 130 |
| | High School Total | 15,824 | 16,282 |
| Arroyo Seco Junior High | 7-8 | 1,253 | 1,300 |
| La Mesa Junior High | 7-8 | 1,324 | 1,394 |
| Placerita Junior High | 7-8 | 1,066 | 1,236 |
| Sierra Vista Junior High | 7-8 | 1,312 | 1,221 |
| Rio Norte Junior High | 7-8 | 1,383 | 1,394 |
| Rancho Pico Junior High | 7-8 | 997 | 1,200 |
| | Junior High Total | 7,335 | 7,745 |
| | District Total | 23,159 | 24,027 |

Source: Enrollment and Design Capacity provided by Pat Willet, William S. Hart Union High School District, electronic correspondence to Impact Sciences, Inc., August 19, 2008. Enrollment numbers are current as of October 2008.

As indicated above, there are a total of 11 high schools and six junior high schools within the Hart District. In addition, the Hart District includes a continuation school, middle college high school, independent study school, an adult school, and a Regional Occupational Program. Overall, total student capacity within the Hart District schools is 24,027; in contrast, total enrollment in the Hart District schools is 23,159 students. The District is operating at a capacity of 96 percent.

Total high school capacity within the Hart District schools is 16,282³ Total student enrollment in the Hart District high schools in October 2008 was 15,824. While overall enrollment in District high schools is less than total design capacity, Canyon High, West Ranch High School, Sequoia Charter School, Jereann Bowman High, and Academy of the Canyons are currently operating above individual design capacity. In order to accommodate existing and future students, the Hart District plans to open Castaic High School in fall 2013 or 2014. The design capacity of Castaic High School will be similar to other District high schools.⁴

c. School Funding

(1) School Facilities Agreement Between the Castaic Union School District and Newhall

On November 20, 1997, the Castaic District entered into a school facilities/funding agreement with Newhall to ensure that development within the Riverwood Village of the Specific Plan, either individually or cumulatively with other projects within District's boundaries, would have no adverse impacts on the District's ability to provide adequate educational opportunities to every student in the District. In particular, the Financing Schedule and Financing Plan contained in the agreement guarantees to the Castaic District that there will be adequate school facilities available to house every student within the Specific Plan's Riverwood Village. The agreement states that the funds and land to be provided to the Castaic District by Newhall constitute the entire extent of Newhall's obligation to provide school facilities for the Specific Plan's Riverwood Village. This agreement is referred to as the "Castaic School Facilities Funding Agreement," in Recirculated Draft EIR **Appendix 4.15**.

(2) School Facilities Funding Agreement Between the William S. Hart Union High School District and Newhall

In October 1998, the Hart District entered into a school facilities funding agreement with Newhall, which conditionally obligates Newhall to provide up to three additional junior high schools and two additional senior high schools to the Hart District. This agreement is referred to as the "Hart School Facilities Funding Agreement," in Recirculated Draft EIR **Appendix 4.15**.

Compliance with the Hart School Facilities Funding Agreement constitutes the entire extent of the project applicant's obligation to provide the means necessary for the Hart District to obtain the school facilities needed to house students generated by Newhall's projects, inclusive of the proposed Landmark Village

³ Pat Willett, William S. Hart Union High School District, electronic correspondence to Impact Sciences, Inc., August 19, 2008.

⁴ *Ibid.*

project. As a result, compliance with the agreement would satisfy all of the proposed project's obligations to the Hart District with respect to its junior and senior high school impacts, and ensure that the proposed project would have no direct or cumulative impacts on the Hart District. The Hart School Facilities Funding Agreement is grandfathered for purposes of satisfying the provisions of SB 50, and the provisions of the agreement take precedence over any fee limitations imposed by SB 50.

5. PROPOSED PROJECT IMPROVEMENTS

The applicant proposes to develop 1,444 residential dwelling units with a total residential population of 3,684, approximately 1,033,000 square feet of commercial/mixed use space, a 9-acre elementary school, a 16-acre Community Park, three private recreational facilities, open space and river trail uses, trailhead, park and ride, and supporting roadway, drainage and infrastructure improvements. In addition, the applicant proposes to construct the Long Canyon Road Bridge over the Santa Clara River, and install exposed and buried bank stabilization on portions of the south and north side of the Santa Clara River. Consistent with Section 2.5 of the Specific Plan, the Landmark Village project includes one of the elementary school sites required by the Newhall Ranch Specific Plan Program EIR and related mitigation program.

The proposed Landmark Village Elementary School would be designed for a capacity of 837 students, based on a traditional, single track, nine-month schedule school program. The elementary school would be constructed in accordance with the requirements and specifications contained in the Education Code and the Applicant Handbook for State School Building Lease-Purchase Program published by the Office of Public School Construction, as those requirements and specifications exist at the time of construction. The school would be located on a 9-acre site in the central portion of the Landmark Village project site with access taken from two driveways off of "A" Street. This school site is adjacent to a 16-acre Community Park that would be improved and available for joint use with the new elementary school at the time that it opens for operation.

6. PROJECT IMPACTS

The analysis of potential impacts to education associated with construction and operation of the proposed Landmark Village project, including the significance criteria applicable to assessing such impacts, follows.

a. Significance Threshold Criteria

According to Appendix G of the *State CEQA Guidelines*, a project would have a significant impact on schools if the project would result in:

- Substantial adverse physical impacts associated with the provision of new or physically altered school facilities; or
- The need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for school facilities.

b. Impact Analysis

The number of additional students that may be generated by any given development project is determined by the number and type of residential units to be developed. The proposed Landmark Village project includes 308 single-family detached and 1,136 single family attached/multi-family residential units (divided between 685 multi-family units and 451 apartments).

The number of students that would be generated by each new housing unit is referred to as the “student generation rate.” Student generation rates are largely calculated by categorizing the existing number of students within the particular school district by the type of home in which they live (single family, multi-family, and apartment), and then dividing the total number of students in each category by the total number of homes of each type. Student generation rates per housing type for the Castaic District and Hart District are provided in **Table 4.15-3, Student Generation Rates**.

Table 4.15-3
Student Generation Rates

| School District | Student Generation Rates | | |
|---------------------------------------|--------------------------|------------------------|---------------------|
| | Single-Family Detached | Single-Family Attached | Multi-Family |
| Castaic Union Elementary ¹ | 0.393 | - - | 0.157 |
| Castaic Union Middle | 0.161 | - - | 0.078 |
| Hart Senior High ² | 0.2386 ³ | 0.0875 ³ | 0.0714 ³ |

¹ Jaime Garcia, Castaic Union School District, telephone communication to Impact Sciences, Inc., November 16, 2009.

² Lorna Baril, William S. Hart Union High School District, telephone correspondence to Impact Sciences, Inc., November 16, 2009.

³ For a conservative analysis, student generation for Hart Senior High has been calculated on the following basis: 308 single-family units at 0.2386 single family detached generation rate, and 1,136 multi-family and apartment units at the 0.0875 single-family attached generation rate.

Based on the number and type of housing units to be generated by the Landmark Village project and the student generation rate for each type of housing unit, the Landmark Village project would generate a total of 299 elementary students, 138 junior high school students, and 173 senior high school students (see Recirculated Draft EIR **Appendix 4.15** for calculations). Impacts on the Castaic District and Hart District as a result of the Landmark Village project are discussed below.

(1) Project Impacts to Castaic School District

In accordance with the provisions of the Castaic School Facilities Funding Agreement, the approximately 299 elementary students generated by the Landmark Village project would likely attend Live Oak School until the number of elementary students generated within the Specific Plan's Riverwood Planning Area reaches 420 students. At the time 420 students are generated, the proposed Landmark Village Elementary School would open and accommodate K–5 students. Live Oak Elementary is located at 27715 Saddleridge Way in Castaic, approximately 2.1 miles north-northeast of the project site. Because this school is located over 2 miles from the Landmark Village project site, students would require busing. Live Oak Elementary School has a permanent capacity of 750 students. Student enrollment for calendar year 2007–2008 is 741; therefore, this school is currently operating within capacity. However, since this elementary school is nearing capacity, the School Facilities Agreement Between the Castaic Union School District and Newhall states that the District can notify the project proponent that relocatable classrooms are necessary to house Riverwood Planning Area students if capacity is exceeded. The project proponent is required to provide the necessary funds to lease state emergency relocatable classrooms to house up to 420 Riverwood Planning Area students, if the Castaic Union School District applies for and is eligible for state emergency relocatable classrooms and the state does not have the funding or relocatable classrooms available. The project proponent would be required to lease the classrooms to or for the Castaic Union School District at no cost to the District until the opening of the proposed Landmark Village Elementary School. These terms of the Castaic School Facilities Funding Agreement serve to mitigate impacts on the Castaic District to less-than-significant levels.

The proposed Landmark Village project would generate approximately 138 students in grades 6–8. The Castaic District at Castaic Middle School would also serve students generated by the proposed Landmark Village project in grades 6–8. Castaic Middle School is located at 28900 Hillcrest Parkway in Castaic, approximately 4.5 miles north of the project site. Because this school is located over 2 miles from the Landmark Village site, students would require busing.

The Castaic Middle School is currently operating at 82 percent of design capacity, with 258 student excess capacity. There are currently no District plans to expand the Castaic Middle School or build a second middle school. Castaic Middle School currently has sufficient capacity to provide student capacity for the Landmark Village project. However, pursuant to the terms of the Castaic School Facilities Funding Agreement, Newhall would contribute funds, as specified in the agreement, to the Castaic District for

middle school facilities outside of the Specific Plan's Riverwood Village Planning Area. These terms of the Castaic School Facilities Funding Agreement serve to mitigate impacts on the Castaic District to less-than-significant levels.

(2) Project Impacts to the William S. Hart Union School District

The proposed Landmark Village project would generate approximately 173 senior high school students. The Hart District would serve these students. Depending upon the year in which high school students are generated from the Landmark Village project, the high school students would attend either West Ranch High School (in which student enrollment currently exceeds the 2,600 design capacity by 56 students) or Castaic High School, which is expected to open in 2013 or 2014.

Currently, grades 10–12 in the Landmark Village project area are served by Valencia High School (which is four students in excess of capacity). Grade 9 is served by West Ranch High School (on the Rancho Pico Junior High School campus, which has excess capacity for 203 students). West Ranch High School is located at 26255 W. Valencia Boulevard, Stevenson Ranch, approximately 4.5 miles south of the project site. Because this school is located more than 2 miles from the project site, busing may be necessary for these students.

The Hart District is in the process of locating a site for a high school in the Castaic area, and the proposed Landmark Village project would eventually (after 2013 or 2014) be served by that high school. Under the Hart School Facilities Funding Agreement, Newhall would provide up to three additional junior high schools and two high schools to the Hart District that would ensure adequate school capacity to serve the Landmark Village project and other Newhall projects. As a result, no significant project impacts on the Hart District's school facilities would occur.

7. MITIGATION MEASURES

Although the proposed Landmark Village project may result in potential education impacts absent mitigation, the County already has imposed mitigation measures required to be implemented as part of the Newhall Ranch Specific Plan. These mitigation measures, as they relate to education, are found in the certified Newhall Ranch Specific Plan Program EIR (March 8, 1999) and the adopted Mitigation Monitoring Plan for the Specific Plan (May 2003). The project applicant has committed to implementing the applicable mitigation measures from the Newhall Ranch Specific Plan to ensure that development of the project site would not result in education impacts, and not adversely affect adjacent properties.

a. Mitigation Measures Required by the Adopted Newhall Ranch Specific Plan, as they Relate to the Landmark Village Project

The following mitigation measures (Mitigation Measure Nos. 4.16-1–4.16-5) were adopted by the County in connection with its approval of the Newhall Ranch Specific Plan (May 2003). The applicable mitigation measures will be implemented to mitigate the potentially significant education impacts associated with the proposed Landmark Village project. These measures are preceded by “SP,” which stands for Specific Plan.

- SP 4.16-1 The Specific Plan developer shall reserve five elementary schools sites, one junior high school site and one high school site, of 7 to 10, 20 to 25, and 40 to 45 acres in size, respectively, depending upon adjacency to local public parks and joint use agreements.
- SP 4.16-2 The developer of future subdivisions which allow construction will comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land and Farming Company and the Newhall School District.
- SP 4.16-3 The developer of future subdivisions which allow construction will comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land and Farming Company and the William S. Hart Union High School District.
- SP 4.16-4 The developer of future subdivisions which allow construction will comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land and Farming Company and the Castaic Union School District.
- SP 4.16-5 In the event that School District boundaries on the Specific Plan site remain unchanged, prior to recordation of all subdivision maps which allow construction, the developer of future subdivisions which allow construction is to pay to the Castaic Union School District the statutory school fee for commercial/industrial square footage pursuant to Government Code Sections 65995 and 65996, unless a separate agreement to the contrary is reached with the District.

b. Additional Mitigation Measures Proposed by this EIR

No additional mitigation measures beyond those identified in the Newhall Ranch Specific Plan Program EIR are required or necessary, because the Landmark Village project does not result in any significant education impacts after implementation of the above mitigation measures.

8. CUMULATIVE IMPACTS

As required by CEQA, the cumulative impact on schools caused by the project and other related future residential development is assessed in this section. In order to improve the accuracy of estimates of future residential development, the amount of future residential development within the Districts was analyzed under two different scenarios: (a) DMS Build-Out Scenario, which includes only pending, recorded and approved residential projects involving land divisions located in the affected school districts; and (b) Santa Clarita Valley Cumulative Build-Out Scenario, a more extensive scenario that anticipates full buildout of both the project and all lands under the current land use designations indicated in the Santa Clarita Valley Area Plan and the Los Angeles County General Plan, plus all known active pending General Plan Amendment requests for additional urban development in the unincorporated area of Santa Clarita Valley and the City of Santa Clarita. Each scenario is discussed below.

a. DMS Build-Out Scenario

The DMS Build-Out Scenario assumes complete buildout of the project and those subdivision projects listed in the County's DMS for the Castaic District and the Hart District. The County's DMS data used for this analysis includes all pending, recorded and approved residential projects involving land divisions located in these two school districts. Copies of the County DMS Inventory Information reports for the two school districts are included in Recirculated Draft EIR **Appendix 4.15**.

A summary of development by school district under the DMS Build-Out Scenario is presented in **Table 4.15-4, Summary of Cumulative Projects by School District – DMS Build-Out Scenario (Pending, Approved, and Recorded Projects)**. As shown, the elementary and junior high schools in the Castaic District serve a smaller number of cumulative residential units than the senior high schools in the Hart District. This variation exists because four school districts in the Santa Clarita Valley serve grades K–6 students (Castaic, Newhall, Saugus, Sulphur Springs and Hart District), and two districts serve grades 7–8 students (Castaic, and Hart District), while only one District serves high school students for the same area (Hart District).

Table 4.15-4
Summary of Cumulative Projects by School District – DMS Build-Out Scenario
(Pending, Approved, and Recorded Projects)

| School District | Residential Units | | |
|---|------------------------|--|-------------|
| | Single-Family Detached | Single-Family Attached/ Multi-Family ¹ | Total Units |
| Castaic Union Elementary | | | |
| Cumulative Projects | 4,713 | 1,675 | 6,388 |
| Proposed Project | 308 | 1,136 | 1,444 |
| Total | 5,026 | 2,806 | 7,832 |
| <i>Number of Students Generated³</i> | 1,975 | 441 | 2,416 |
| Castaic Union Jr. High | | | |
| Cumulative Projects | 5,265 | 2,753 | 8,018 |
| Proposed Project | 308 | 1,136 | 1,444 |
| Total | 5,578 | 3,884 | 9,462 |
| <i>Number of Students Generated³</i> | 898 | 303 | 1,201 |
| William S. Hart Sr. High | | | |
| Cumulative Projects | 23,726 | 13,557 ² | 37,283 |
| Proposed Project | 308 | 1,136 | 1,444 |
| Total | 24,039 | 14,688 | 38,727 |
| <i>Number of Students Generated³</i> | 5,736 | 1,285 | 7,021 |

Source: Los Angeles County Department of Regional Planning, Service Provider Report (April 23, 2003).

¹ Includes apartments at the multi-family rate or at the higher single-family attached rate, as applicable.

² Includes 273 mobile home units.

³ Student Generation Rates are included in Recirculated Draft EIR **Appendix 4.15**.

Under the DMS Build-Out Scenario (including the proposed project), there would be an additional 2,416 elementary school students, 1,201 junior high school students and 7,021 senior high school students that would need to be served by the Castaic District and Hart District (student generation calculations are provided in Recirculated Draft EIR **Appendix 4.15**). Based on an elementary school and junior high school classroom size of 20 and a senior high school classroom size of 32, these students would require a total of 121 additional elementary school classrooms, 60 additional junior high school classrooms, and 219 additional senior high school classrooms.

As previously discussed, the Castaic District proposes construction of one new elementary school in addition to the construction of Landmark Village elementary school. The Castaic District has no current plans for a second middle school, although the Landmark Village project would contribute funding toward the financing of a new middle school. Given that the existing schools in the District are operating at 95 percent capacity and the two new elementary schools (assuming a design capacity of approximately 750 students each) would not have enough capacity to serve the approximately 2,416 additional elementary students, cumulative impacts to the Castaic District under this scenario would be significant.

The Hart District will construct two new high schools with a combined capacity of 5,200 students, and a third high school with an assumed capacity of 2,600 students. These schools are being funded primarily through SB 50 and Hardship funds under SB 50. Although existing schools in the District are at 96 percent capacity, the addition of the three new proposed high schools with 7,800 would have sufficient capacity to serve the approximately 7,021 new high school students; therefore, cumulative impacts to the Hart District under this scenario would be less than significant.

b. Santa Clarita Valley Cumulative Build-Out Scenario

The Santa Clarita Valley Cumulative Build-Out Scenario entails full buildout of both the project and all lands under the current land use designations indicated in the Santa Clarita Valley Area Plan and the Los Angeles County General Plan, plus all known active pending General Plan Amendment requests for additional urban development in the unincorporated area of Santa Clarita Valley and the City of Santa Clarita. A list of the future development activity (with and without the project) expected in the region under the Santa Clarita Valley Cumulative Build-Out Scenario is presented below in **Table 4.15-5, Cumulative Development Activity – Santa Clarita Valley Cumulative Build-Out Scenario**.

Table 4.15-5
Cumulative Development Activity – Santa Clarita Valley Cumulative Build-Out Scenario

| Land Use Types | Cumulative Buildout w/o Project¹ | Project | Cumulative Buildout w/ Landmark Village¹ |
|-----------------------|--|-------------------|--|
| Single-Family | 93,412 du | 308 du | 93,720 du |
| Multi-Family | 47,621 du | 1,136 du | 48,757 du |
| Mobile Home | 2,699 du | | 2,699 du |
| Commercial Retail | 18,866,030 sq. ft. | 1,033,000 sq. ft. | 19,899,030 sq. ft. |
| Hotel | 2,071 room | | 2,071 room |
| Sit-Down Restaurant | 283,790 sq. ft. | | 283,790 sq. ft. |
| Fast Food Restaurant | 23,600 sq. ft. | | 23,600 sq. ft. |
| Movie Theater | 3,300 seats | | 3,300 seats |
| Health Club | 54,000 sq. ft. | | 54,000 sq. ft. |
| Car Dealership | 411,000 sq. ft. | | 411,000 sq. ft. |
| Elem./Middle School | 278,590 students | 437 students | 279,027 students |
| High School | 12,843 students | 173 students | 13,016 students |
| College | 29,948 students | | 29,948 students |
| Hospital | 247,460 sq. ft. | | 247,460 sq. ft. |
| Library | 171,790 sq. ft. | | 171,790 sq. ft. |
| Church | 501,190 sq. ft. | | 501,190 sq. ft. |
| Day Care | 785,000 sq. ft. | | 785,000 sq. ft. |
| Industrial Park | 41,743,950 sq. ft. | | 41,743,950 sq. ft. |
| Business Park | 8,424,330 sq. ft. | | 8,424,330 sq. ft. |
| Manufacture/Warehouse | 3,932,470 sq. ft. | | 3,932,470 sq. ft. |
| Utilities | 1,150,240 sq. ft. | | 1,150,240 sq. ft. |
| Commercial Office | 6,380,520 sq. ft. | | 6,380,520 sq. ft. |

| Land Use Types | Cumulative Buildout w/o Project ¹ | Project | Cumulative Buildout w/ Landmark Village ¹ |
|--------------------------------|---|---------|---|
| Medical Office | 133,730 sq. ft. | | 133,730 sq. ft. |
| Golf Course | 1,209.0 ac | | 1,209.0 ac |
| Developed Parkland | 477.3 ac | 16 ac | 493.3 ac |
| Undeveloped Parkland | 1,000.0 ac | | 1,000.0 ac |
| Special Generator ² | 413.0 sg | | 413.0 sg |

du = dwelling unit; sq. ft. = square feet; sta = staff; ac = acres; sg = special generator

¹ Santa Clarita Valley Consolidated Traffic Model, (November 2002). Includes existing development, buildout under the existing City of Santa Clarita General Plan, Santa Clarita Valley Area Plan, and active pending General Plan Amendment requests.

² Includes Wayside Honor Ranch, Six Flags Magic Mountain, Travel Village, California Highway Patrol (CHP) Office, and Aqua Dulce Airport.

The focus of this cumulative impact analysis is on determining whether the cumulative increase in the residential population from Valley buildout, in combination with the project, would adversely impact the affected school districts that serve the residents of the Santa Clarita Valley (i.e., Castaic, Newhall, Saugus, Sulphur Springs, and Hart District). Therefore, the number of students generated by the Santa Clarita Valley Cumulative Buildout Scenario are analyzed below, in **Table 4.15-6, Student Generation as a Result of Cumulative Projects**.

As demonstrated in the table above, cumulative development under the Santa Clarita Valley Cumulative Build-Out would generate 279,027 elementary school and junior high school students, and 13,016 senior high school students that would need to be accommodated by all of the school districts in the Santa Clarita Valley. Capacity for these students has yet to be planned in the school districts that serve the Santa Clarita Valley and, unless they can be accommodated, this scenario would result in a significant impact.

9. CUMULATIVE MITIGATION MEASURES

There would be a cumulative impact under both the DMS Build-Out Scenario and the Santa Clarita Valley Cumulative Build-Out Scenario if the projects contemplated do not contribute their fair share to mitigate school facility impacts. However, due to the Specific Plan mitigation measures discussed above, which include school facilities/funding agreements in place with the respective school districts, the Landmark Village project would not contribute to the identified cumulative impacts on school facilities in the Santa Clarita Valley; and, therefore, would not result in a cumulatively considerable impact. No further mitigation would be required for the proposed project. Additionally, because such funding mechanisms will be implemented for each new residential development in the Santa Clarita Valley, cumulative impacts on schools caused by other future residential development also would be reduced to less-than-significant levels.

Table 4.15-6
Student Generation as a Result of Cumulative Projects

| School Districts | Single-Family | | | Multi-Family | | | Mobile Homes | | | Total Students | Number of Classrooms |
|-----------------------|---------------|---------------|--------------------|--------------|--------------------|--------------------|--------------|---------------------|--------------------|----------------|----------------------|
| | Units | Per Unit Rate | Students Generated | Units | Per Unit Rate | Students Generated | Units | Per Unit Rate | Students Generated | | |
| ELEMENTARY | | | | | | | | | | | |
| Newhall (K–6) | 13,771 | 0.60 | 8,263 | 10,163 | 0.166 ¹ | 1,687 | 1,497 | 0.078 | 105 | 10,055 | 503 |
| Saugus (K–6) | 23,241 | 0.4329 | 10,061 | 6,963 | 0.0884 | 615 | 50 | 0.0556 | 3 | 10,679 | 534 |
| Castaic (K–5) | 31,744 | 0.393 | 12,475 | 22,349 | 0.157 | 3,509 | 25 | 0.157 ² | 4 | 15,988 | 799 |
| Sulphur Springs (K–6) | 21,666 | 0.336 | 7,280 | 9,283 | 0.336 | 3,119 | 1,219 | 0.17 | 207 | 10,606 | 530 |
| Elementary Totals | 90,422 | | 38,079 | 48,758 | | 8,930 | 2,791 | | 319 | 47,328 | 2,366 |
| JR. HIGH SCHOOL | | | | | | | | | | | |
| Hart Jr. (7–8) | 54,065 | 0.1270 | 6,866 | 23,697 | 0.0429 | 1,016 | 2,123 | 0.0429 ³ | 91 | 7,973 | 249 |
| Castaic (6–8) | 22,381 | 0.161 | 3,603 | 16,001 | 0.0875 | 1,400 | 25 | 0.078 ⁴ | 2 | 5,005 | 250 |
| Jr. High Totals | 76,466 | | 10,469 | 39,698 | | 2,416 | 2,148 | | 93 | 12,978 | 499 |
| SR. HIGH SCHOOL | | | | | | | | | | | |
| Hart Sr. (9–12) | 83,212 | 0.2386 | 19,854 | 45,163 | 0.0875 | 3,952 | 2,123 | 0.0795 ⁵ | 169 | 23,975 | 749 |
| Sr. High Totals | 83,212 | | 19,854 | 45,163 | | 3,952 | 2,123 | | 169 | 23,975 | 749 |
| Total ⁷ | | | 68,402 | | | 15,298 | | | 581 | 84,281 | 3,614 |

¹ Multi-family student generation rate is the midpoint between a multi-family rate of 0.078 and apartment rate of 0.253 students per unit for the Newhall School District.

² Mobile home student generation rate is the multi-family rate of 0.157 for Castaic Union Elementary Schools.

³ Mobile home student generation rate is the multi-family rate of 0.0429 for Hart Junior High School.

⁴ Mobile home student generation rate is the multi-family rate of 0.078 for Castaic Union Middle Schools.

⁵ Mobile home student generation rate is the midpoint between the single-family attached rate of 0.0875 and the multi-family rate of 0.0714 for Hart Senior High School.

⁶ Assumes 20 students per classroom for the Newhall, Saugus Union, Castaic Union and Sulphur Springs Union School Districts (all elementary schools as well as Castaic Jr. High (6-8)) and 32 students per classroom for the William S. Hart Union High School District (Hart Jr. and Sr. High).

⁷ Due to overlap of district boundaries, residential unit categories cannot be totaled.

10. SIGNIFICANT UNAVOIDABLE IMPACTS

a. Project-Specific Impacts

By complying with the provisions of the School Facilities Funding Agreements between Newhall and the Castaic and Hart Districts, and the above mitigation measures, project impacts on school facilities would be reduced to below a level of significance. Therefore, no significant unavoidable project impacts would occur.

b. Cumulative Impacts

By complying with existing school facilities/funding agreements and/or other mechanisms (e.g., SB 50, the Valley-Wide Joint Fee Resolution, or new school facilities/funding agreements), cumulative development within the Santa Clarita Valley would reduce identified cumulative impacts on school facilities to below a level of significance. In addition, the Landmark Village project impacts do not contribute to the identified cumulative impacts on school facilities in the valley, because the project impacts have been fully mitigated. Therefore, there are no significant unavoidable cumulative impacts on school facilities resulting from implementation of the proposed project.

4.16 PARKS AND RECREATION

1. SUMMARY

The proposed Landmark Village project includes a 9.74-net-acre Community Park. The Community Park is consistent with the Specific Plan's Land Use Overlay Community Park designation for the area, and is located adjacent to a 9-acre elementary school. The project also includes 5.23 acres of private recreation areas, 3.13 acres of the Specific Plan's Regional River Trail, and 4.10 acres of community trails. Implementation of these project components results in a parkland dedication equivalent to approximately 7.1 acres per 1,000 persons, which is greater than the Los Angeles County (County) and Quimby Act requirements of 3.0 acres per 1,000 persons. The proposed project includes a hierarchy of community, local and other trails connecting to the Specific Plan's Regional River Trail, which traverses the Santa Clara River. The basic Quimby park land obligation for the subdivision is 10.78 net acres of park land; pursuant to the Newhall Ranch Specific Plan, the 15.45 acres by which the subdivision exceeds its Quimby obligation will be credited against other subdivisions within the Newhall Ranch Specific Plan area. Measured against the identified significance thresholds, the proposed Landmark Village project meets County parkland requirements, exceeds Quimby Act parkland standards, and would not result in significant impacts to local parks and recreation facilities.

Implementation of cumulative projects would incrementally increase demand for local park facilities. However, the proposed project would meet County parkland requirements and exceed the Quimby Act parkland standards. Further, future development projects would be subject to the Quimby Act and County requirements, which would mitigate the demand associated with each future project. As a result, no significant cumulative impacts on County parks and recreation facilities would occur with implementation of the proposed project.

Because the proposed Landmark Village project meets the County parkland requirements and exceeds the Quimby Act requirements, no further mitigation measures are required for the proposed project beyond those adopted as part of the Newhall Ranch Specific Plan.

2. BACKGROUND

a. Relationship of Project to Newhall Ranch Specific Plan Program EIR

Section 4.20 of the Newhall Ranch Specific Plan Program EIR identified and analyzed the existing conditions, potential impacts, and mitigation measures associated with parks, recreation, and trails for the entire Newhall Ranch Specific Plan. The Newhall Ranch Specific Plan EIR mitigation program was adopted by the County in findings and in the revised Mitigation Monitoring Plan for the Specific Plan. The Newhall Ranch Specific Plan Program EIR concluded that Specific Plan implementation would not result in significant impacts to parks, recreation, and trails, because the Specific Plan set aside sufficient active and passive park space, trails, and open space to meet County and Quimby Act standards. All

subsequent project-specific development plans and tentative subdivision maps must be consistent with the Newhall Ranch Specific Plan, the County of Los Angeles General Plan, and Santa Clarita Valley Area Plan.

This project-level EIR is tiering from the previously certified Newhall Ranch Specific Plan Program EIR. This section discusses, at the project level, the Landmark Village project's existing conditions, the project's impacts on parks, recreation and trails, the applicable mitigation measures from the Newhall Ranch Specific Plan Program EIR, and any mitigation measures recommended by this EIR for the Landmark Village project.

3. SUMMARY OF THE NEWHALL RANCH SPECIFIC PLAN PROGRAM EIR FINDINGS

The Newhall Ranch Specific Plan Program EIR identified certain potentially significant impacts related to parks, recreation, and trails if the Specific Plan were implemented absent mitigation. It was determined that buildout of uses within Newhall Ranch would result in an on-site population of 59,707 residents, and in response to the demand for population-generated parkland, the Specific Plan included land for community and neighborhood parks (186 acres and 55 acres, respectively). The Specific Plan also set aside 4,214 acres of land in the High Country Special Management Area (SMA), and 819 acres of land within the River Corridor SMA, for a total of approximately 5,033 acres in the two designated SMA areas (i.e., permanent open areas). Improvements to community and neighborhood parks were also required under the Specific Plan.¹ The County's Board of Supervisors found that these community and neighborhood park improvements represented significant overriding public benefits, which were above and beyond the mitigation required by the Newhall Ranch Specific Plan Program EIR, California Environmental Quality Act (CEQA), or the exactions required of other development.²

The revised Specific Plan included a hierarchy of regional, community and other trails, along with the accelerated dedication of both the High Country SMA and the pedestrian/equestrian trail within the High Country SMA.

Based on the Newhall Ranch Specific Plan Program EIR, the record, and given that the Specific Plan exceeded Quimby Act requirements, the County's Board of Supervisors found that the Specific Plan's impacts to County parks, recreation and trails would remain less than significant with the mitigation and the significant public benefits provided.

¹ See Specific Plan, Section 2.8, Recreation and Open Area, p. 2-145, including the calculation of the neighborhood and community park improvement costs, as shown on p. 2-144 in Table 2.8-1.

² See Additional CEQA Findings and Statement of Overriding Considerations for Newhall Ranch, dated May 2003, specifically, pp. 81-82, para. 11, of the adopted Statement of Overriding Considerations.

In summary, the Specific Plan's mitigation program required the Newhall Ranch Specific Plan to provide the following acreages of parks and open areas:³

- (a) Ten public Neighborhood Parks totaling 55 acres;
- (b) Open Areas totaling 1,106 acres of which 186 acres are Community Parks;
- (c) High Country SMA of 4,214 acres;
- (d) River Corridor SMA of 819 acres;
- (e) A 15-acre lake;
- (f) An 18-hole golf course; and
- (g) A trail system consisting of:
 - (i) Regional River Trail;
 - (ii) Salt Creek Corridor;
 - (iii) Community Trails; and
 - (iv) Unimproved Trails.

In addition, the Specific Plan mitigation required the applicant to finalize the alignment of trails with the County Department of Parks and Recreation prior to construction. Trail construction must be in accordance with the County's Department of Parks and Recreation trail system standards.

In addition to the above mitigation measures, the Specific Plan's neighborhood parks and the active areas of the Community Parks are required to be improved pursuant to the revised Specific Plan's list of specified park improvements. The park improvements are required to be provided in accordance with final park plans approved by the County's Department of Parks and Recreation.⁴ These park improvements were identified as significant public benefits to be provided under the Specific Plan.⁵

Finally, the Board of Supervisors imposed a Condition of Approval on approximately 1,517 acres of land encompassing the Salt Creek watershed in Ventura County that requires the property to be dedicated in fee and/or by conservation easement, as determined by the County in its sole discretion, to the joint powers authority, which is responsible for overall recreation and conservation of the Newhall Ranch

³ See Mitigation Measures 4.20-1 through 4.20-3 in both the certified Newhall Ranch Specific Plan Program EIR (March 9, 1999) and the adopted Mitigation Monitoring Plan for the Specific Plan (May 2003).

⁴ See revised Specific Plan (May 2003), Section 2.8, Recreation and Open Area, p. 2-145.

⁵ See Additional CEQA Findings and Statement of Overriding Considerations for Newhall Ranch, dated May 2003, specifically, pp. 81-82, paragraph 11, of the adopted Statement of Overriding Considerations.

High County SMA. Said land is to be managed in conjunction with, and in the same manner as, the High Country SMA.

4. EXISTING CONDITIONS

a. Los Angeles County Park and Recreation Standards

The County of Los Angeles Department of Parks and Recreation provides local parks and recreation facilities for northwestern Los Angeles County residents living in unincorporated areas, and provides regional parks for all area residents. The County's Department of Parks and Recreation has identified the local parks in the vicinity as neighborhood, community, or regional facilities.⁶

Neighborhood parks are usually 5 acres or more, and are often sited in residential neighborhoods adjacent to elementary schools. They may provide amenities, such as a recreation building, a multi-purpose field, hard court area, play apparatus, picnic passive area, and a service area. Community parks are usually 16 acres or more, unless located adjacent to a secondary school when 10 acres or more may be adequate. They may provide amenities, such as a community building, swimming pool, multi-purpose fields, hard court areas, parking service areas, and play apparatus.⁷ Regional facilities include community regional parks, regional parks, recreation areas, nature preserves, trails, and golf courses. Regional facilities are intended to provide recreational opportunities for a larger group of citizens than neighborhood or community parks.

In the State of California, a city or county may require, as a condition of subdivision approval, the dedication of land, or the payment of a fee in lieu of dedication, or a combination of both, for park and recreational purposes (Government Code Section 66477). Under this law, known as the "Quimby Act," the general standard established for parkland dedication is 3 acres per 1,000 persons, unless the amount of existing neighborhood and community parkland in the area exceeds this limit, in which case a local agency may set a higher standard, not to exceed 5 acres per 1,000 persons.⁸

The County has adopted a Quimby Act ordinance that requires a residential subdivider to "provide local park space to serve the subdivision, pay a fee in lieu of the provision of such parkland ... provide local park space containing less than the required obligation but developed with amenities equal in value to the park fee, or do a combination of the above."⁹ To meet this requirement, the County has identified several types of park and recreation facilities that may satisfy projected needs and are eligible for Quimby

⁶ James Barber, Los Angeles County Department of Parks and Recreation, communication to Impact Sciences, Inc., July 12, 2004.

⁷ Los Angeles County Department of Parks and Recreation, Park Facilities and Areas of Jurisdiction, (Los Angeles, California: September 1992), Forward.

⁸ Government Code Section 66477(a)(2).

⁹ Los Angeles County Ordinance Section 21.24.340(A).

credit, including, but not limited to, "publicly or privately owned playgrounds, riding and hiking trails, tennis, basketball or other similar game-court areas, swimming pools, putting greens, athletic fields, picnic areas, and other types of natural or scenic areas as recommended by the director of parks and recreation for passive or active recreation."¹⁰

Under the County's ordinance, the amount of parkland acreage required from each subdivision is calculated prior to tentative map approval,¹¹ based on a specific formula that takes into account the number, type (i.e., detached single-family, attached single-family, apartment houses with five or more dwelling units and mobile homes), and average household size of residences approved for that subdivision.¹²

If the parkland requirement is not met by the provision of local park space, the County requires an in-lieu payment, based on a representative land value that is set for each park planning area in the County. For the proposed project, located in Park Planning Area 35A - Valencia/Newhall, the County has established a representative in-lieu fee of \$252,395 per acre.¹³

b. Local and Regional Parks

The proposed project site is located within Los Angeles County designated Park Planning Area 35A. Park Planning Area 35A encompasses nearly the entire Santa Clarita Valley, from Sand Canyon on the east to the Los Angeles County/Ventura County line on the west, and from the Angeles National Forest on the north to the crest of the Santa Susana Mountains on the south. The communities within this area include Castaic, Hasley Canyon, Val Verde, Valencia, Newhall, Saugus, and Canyon Country. There are no existing public parks or trails within the project site boundaries; however, there are several existing and proposed parks in the vicinity of the project site. Such facilities include parks maintained by Los Angeles County, the City of Santa Clarita, Ventura County, the State of California, and the federal government.

(1) County Parks

The County maintains 14 developed parks totaling approximately 1,485.6 acres within the vicinity of the project site, in addition to the 8,700-acre Castaic Lake State and County Recreation Area and the 341-acre Placerita Canyon Park, a state park operated by the Los Angeles County Department of Parks and

¹⁰ Los Angeles County Ordinance Section 21.24.340(C).

¹¹ James Barber, Los Angeles County Department of Parks and Recreation, interview, July 7, 1995.

¹² Los Angeles County Ordinance Section 21.24.340(A); see also, Los Angeles County Ordinance Section 21.24.350.

¹³ Los Angeles County Ordinance Section 24.28.140(A)(1). "The residential land values included in subsection A1 of this section shall be adjusted annually, effective July 1st, by the department of parks and recreation....The adjusted representative land values shall apply to...residential subdivision maps that are first advertised by the department of regional planning for hearing before either a hearing officer to the Regional Planning Commission on or after the respective July 1st adjustment date." (Los Angeles County Ordinance section 24.28.140[A][3])

Recreation. County parks are shown on **Figure 4.16-1, County and State Park Facilities**. The majority of these facilities are developed and contain amenities, such as children's play areas, multi-purpose fields, recreation/activity buildings, sand volley ball courts, picnic tables, etc. **Table 4.16-1, Existing and Proposed County Parks and Recreation Facilities in Portions of Park Planning Area 35A near Landmark Village**, provides information on County parks within the vicinity of the project site. In addition to the developed parks, the County has approximately 194.1 acres of proposed parkland. Specific County parks of note include the 57.6-acre Val Verde Community Regional Park in proximity to the project site, the 8,700-acre Castaic Lake State and County Recreation Area, and the Castaic Lake Sports Complex.

Table 4.16-1
Existing and Proposed County Parks and Recreation Facilities in
Portions of Park Planning Area 35A near Landmark Village

| Facilities | Acreage | Location | Condition |
|---|---------|-----------------------------------|-----------|
| 1 Hasley Canyon County Park | 5.4 | 28700 W. Quincy St. | Developed |
| 2 Del Valle Park | 5.8 | 28201 W. Sloan Cyn. Rd. | Developed |
| 3 William S. Hart Regional County Park | 224.3 | 24151 San Fernando Rd. | Developed |
| 4 Castaic Sports Complex Community Regional Park | 51.0 | 31320 North Castaic Rd. | Developed |
| 5 Val Verde Community Regional Park | 57.6 | 30300 W. Arlington St. | Developed |
| 6 Placerita Canyon Park (state) | 341.0 | 19152 Placerita Cyn. Rd. | Developed |
| 7 Plum Canyon Park | 12.9 | ¼ mile east of Bouquet Canyon Rd. | Developed |
| 8 Northbridge Park | 9.8 | 27400 N. Grandview Dr. | Developed |
| 9 Ed Davis/Towsley Canyon Park (state) | 168.0 | 24255 The Old Rd. | Developed |
| 10 Vasquez Rocks County Park | 905.0 | Aqua Dulce | Developed |
| 11 Castaic Lake State and County Recreation Area ¹ | 8,700.0 | 32132 Ridge Route Rd. | Developed |
| 12 Chesebrough Park | 5.1 | Sunset Hills Dr./McBean Parkway | Developed |
| 13 Copper Hill County Park | 4.4 | Northbridge Planning Area | Proposed |
| 14 North Lake County Park | 15.0 | Castaic/Val Verde | Proposed |
| 15 Pacific Crest Park | 4.0 | Castaic/Val Verde | Proposed |
| 16 Pico Canyon Park | 18.0 | Pico Canyon | Developed |
| 17 Richard Rioux Memorial County Park | 15.5 | Stevenson Ranch | Developed |
| 18 Landmark (River Village) | 9.7 | Newhall/Valencia | Proposed |
| 19 West Creek County Park | 15.4 | Saugus | Proposed |
| 20 Whites Canyon Park | 8.5 | Canyon Country | Proposed |

| Facilities | Acreage | Location | Condition |
|--|----------|--------------------------------------|-----------|
| 21 Jake Kuredjian Park | 5.0 | 26265 Pico Canyon Road | Developed |
| 22 Tesoro Adobe Park | 2.2 | 29350 Avenida Rancho Tesoro | Developed |
| 23 Fair Oaks Park | 6.0 | Southeast of SR-14 and Sand Canyon | Planned |
| 24 Hasley Canyon Equestrian Center | 16.0 | North of Newhall Ranch | Planned |
| 25 Homestead | 16.4 | Newhall Ranch | Planned |
| 26 Legacy Village | 20.4 | Stevenson Ranch Phase V | Planned |
| 27 Mission Village | 25.0 | Newhall Ranch | Planned |
| 28 Parkplace Park | 13.9 | Tick Canyon Subdivision | Planned |
| 29 River Village County Park (2 sites) | 20.9 | East of Landmark Village | Planned |
| 30 Sterling Gateway | 7.1 | Northeast of Val Verde | Planned |
| 31 Summer Hill | 4.9 | East of Stevenson Ranch, City limits | Planned |
| 32 Wickham Canyon | 6.5 | West of Stevenson Ranch, Pico Cyn | Planned |
| 33 Copper Creek Park | 6.0 | North of Copper Hill Park | Planned |
| Total: | 10,726.7 | | |

Source: County of Los Angeles Department of Parks and Recreation 2007; City of Santa Clarita Department of Parks, Recreation and Community Services 2007; Table CO-2, Draft Conservation and Open Space Element One Valley, One Vision, 2008; Telephone communication, Larry Hensley, Los Angeles County Department of Parks and Recreation, February 5, 2009.

¹ State-owned park maintained and operated by the County.

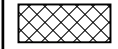
The Val Verde Community Regional County Park covers 57.6 acres, and is located approximately 0.25 mile north of the project site, at 30300 West Arlington Street in the unincorporated community of Val Verde. Existing park improvements include an all-purpose clubhouse building, bath house, swimming pool, ball diamond, parking with security lighting, and drinking fountains. The park also includes picnic areas with tables and barbeques. There is a children's play area, basketball and tennis courts, and horseshoe pits and shuffleboard. In addition, the park offers overnight and day camping for organized groups, including youth organizations.

The 8,700-acre Castaic Lake State and County Recreation Area is a multi-use park located northwest of the project site in the unincorporated area of Castaic, and it includes 2,600 surface acres of water contained in an upper and lower reservoir system. Castaic Lake Reservoir and the surrounding land is owned by the state; however, the County leases the land and operates the upper lake, Castaic Lake Reservoir, and the lower lake, Castaic Lagoon.¹⁴ However, the County's proposed budget for fiscal year 03–04 eliminates this park and shifts it back to the state. Facilities at the upper lake include major boat ramps and supporting facilities with fishing, boating, water and jet skiing, and parking for boats and trailers. Development around the 180-acre Castaic Lagoon includes major picnic areas for groups and families, swimming beaches, parking areas, non-motorized boat facilities, and general day-use recreation facilities, such as comfort stations.

The Castaic Sports Complex covers approximately 51 acres, and is located approximately 3 miles north of the project site at 31320 North Castaic Road in the unincorporated Castaic community. The complex includes a gymnasium, community room, kitchen, locker rooms/showers, restrooms, and lobby. The outdoor sports facility includes a multi-purpose court, with lighting for basketball or volleyball, and a jogging/12-station par course. Site improvements include separate play areas for toddlers and children, picnic areas with surrounding landscaping, pathways, security lighting, and parking.

¹⁴ Telecommunication with Lillie Lowery, Los Angeles County Department of Parks and Recreation, January 7, 2003.

Legend:



Landmark Village Project Area



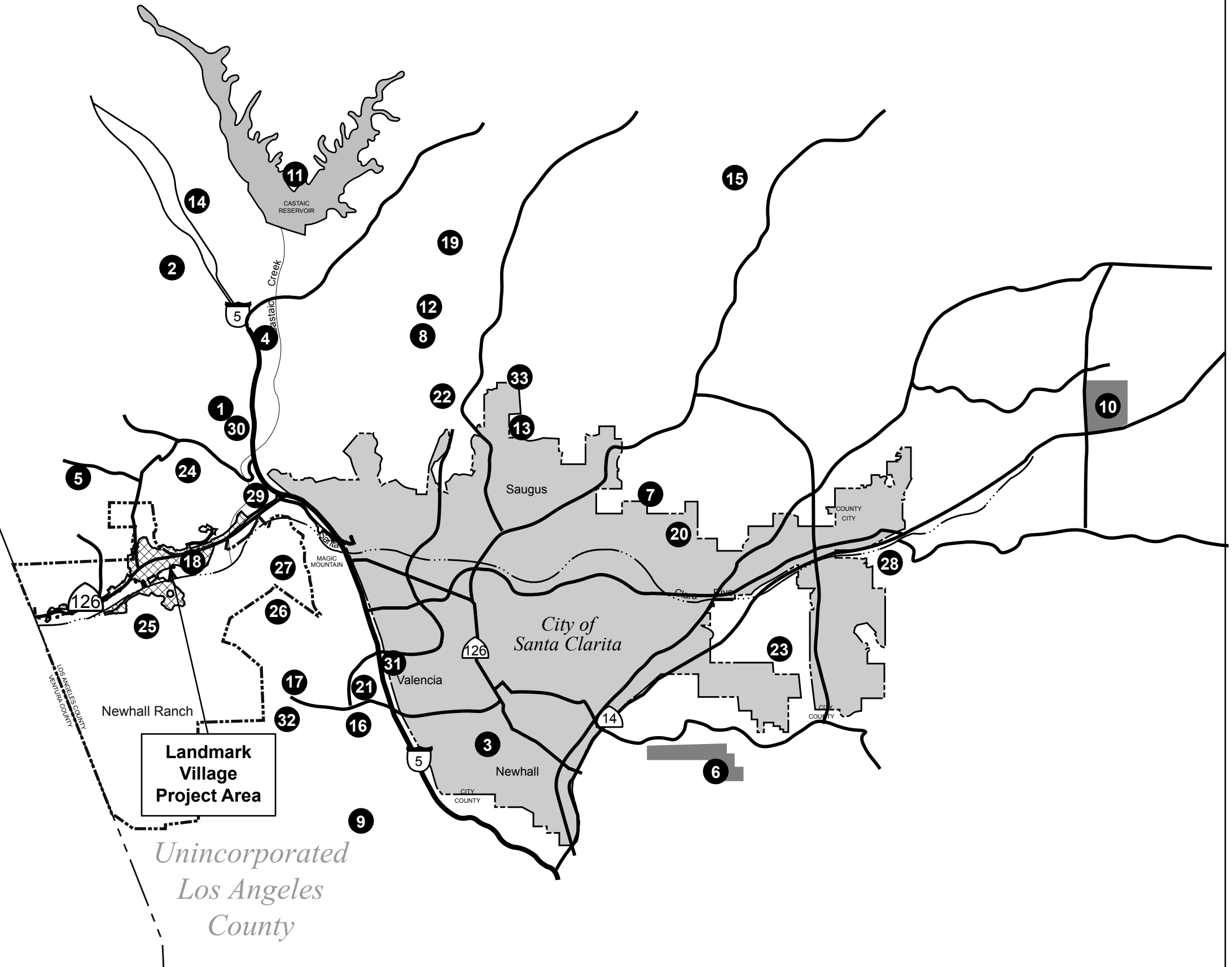
Park Location

- 1 Hasley Canyon County Park
- 2 Del Valle Park
- 3 William S. Hart Park
- 4 Castaic Sports Complex
- 5 Val Verde Community Regional Park
- 6 Placerita Canyon State Park
- 7 Plum Canyon Park
- 8 Northbridge Park
- 9 Towsley Canyon Park
- 10 Vasquez Rocks County Park
- 13 Castaic Lake State and County Recreation Area
- 12 Chesebrough Park
- 13 Copper Hill Park*
- 14 North Lake Park*
- 15 Pacific Crest*
- 16 Pico Canyon Park
- 17 Dr. Richard Rioux Memorial County Park
- 18 Landmark Village*
- 19 West Creek Park*
- 20 Whites Canyon Park*
- 21 Jake Kuredjian Park
- 22 Tesoro Adobe Park
- 23 Fair Oaks Park*
- 24 Hasley Canyon*
- 25 Homestead*
- 26 Legacy Village*
- 27 Mission Village*
- 28 Parkplace Park*
- 29 River Village County Park*
- 30 Sterling Gateway*
- 31 Summer Hill*
- 32 Wickham Canyon*
- 33 Copper Creek Park*

* = Proposed Parks



NOT TO SCALE



SOURCE: County of Los Angeles Parks and Recreation, City of Santa Clarita Parks, Recreation, and Community Services; Impact Sciences, Inc. – February 2009

FIGURE 4.16-1

County and State Park Facilities

(2) City of Santa Clarita Parks

There are 30 existing or proposed development parks under the jurisdiction of the City of Santa Clarita, the locations of which are listed in **Table 4.16-2, Existing and Proposed City of Santa Clarita Parks**, and illustrated on **Figure 4.16-1**. Of the 30 parks totaling 457.0 acres, 10 are either currently undeveloped or partially developed. The developed parks contain amenities such as children's play areas, multi-purpose fields, restrooms, volleyball courts, picnic tables, etc. The City of Santa Clarita planning area also includes four private golf courses, Valencia Country Club, Vista Valencia Golf Course, Robinson Ranch, and TPC Valencia.

Table 4.16-2
Existing and Proposed City of Santa Clarita Parks

| Parks | Acreage | Location | Condition |
|---------------------------------|---------|-----------------------------|---|
| 1 North Oaks Park | 2.3 | 27824 N. Camp Plenty Rd. | Developed |
| 2 Almendra Park | 4.3 | 23420 Alta Madera Dr. | Developed |
| 3 Valencia Meadows Park | 6.1 | 25671 Fedala Rd. | Developed |
| 4 Pamplico Park | 7.6 | 22444 Pamplico Dr. | Developed |
| 5 Oak Spring Canyon Park | 5.7 | 28920 Oak Spring Cyn. Rd. | Developed |
| 6 Old Orchard Park | 5.4 | 25023 Avenida Rotella | Developed |
| 7 Valencia Glen Park | 7.3 | 23750 Via Gavola | Developed |
| 8 Begonias Lane Park | 4.2 | 14911 Begonias Lane | Developed |
| 9 Creekview Park | 5.0 | 22200 Park Street | Developed |
| 10 Santa Clarita Park | 7.3 | 27285 Seco Canyon Rd. | Developed |
| 11 H.M. Newhall Memorial Park | 14.3 | 24923 Newhall Ave. | Developed |
| 12 Canyon Country Park | 19.3 | 17615 Soledad Canyon Rd. | Developed |
| 13 Santa Clarita Sports Complex | 22.0 | 26407 Golden Valley Rd. | Developed |
| 14 Bouquet Canyon Park | 9.0 | 28127 Wellston Dr. | Developed |
| 15 Central Park | 108.0 | 27150 Bouquet Canyon Rd. | 80 acres developed 28 acres for future expansion |
| 16 Discovery Park | 10.0 | 27150 Canyon View Dr. | Planned |
| | | | |
| 17 Rivendale Park | 20.0 | 24255 The Old Rd. | Planned |
| 18 Bridgeport Park | 16.0 | Bridgeport Development | Developed |
| 19 Oak Springs Canyon Park | 5.7 | 28920 Oak Spring Canyon Rd. | Developed |
| 20 Valencia Heritage Park | 17.2 | Eastcreek Planning Area 1 | Developed |
| | | | |
| 21 Circle J. Ranch | 5.3 | Whites Canyon Rd. | Developed |
| 22 River Village Park | 5.0 | Riverpark Development | Planned |

| Parks | Acreage | Location | Condition |
|--|---------|---|-----------|
| 23 Todd Longshore Park | 5.6 | 28151 Whites Canyon Rd. | Developed |
| 24 Veterans Historical Plaza | 0.5 | 24275 N. Walnut Street | Developed |
| 25 Bridgeport Market Place | 4.8 | Bridgeport Development | Planned |
| 26 Round Mountain | 10.0 | Valencia | Planned |
| 27 South Fork Corridor | 10.0 | South fork of the Santa Clara River | Planned |
| 28 Placerita Canyon | 75.0 | Adjacent to Placerita Canyon State Park | Planned |
| 29 Future Phases of Santa Clarita Sports Complex | 30.0 | 26407 Golden Valley Rd. | Planned |
| 30 Quigley Canyon | 20.0 | East Newhall | Planned |
| Total Park Acreage | 457.0 | | |

Source: City of Santa Clarita. Santa Clarita Parks, Recreation and Open Space Master Plan. 2008.

c. State Facilities

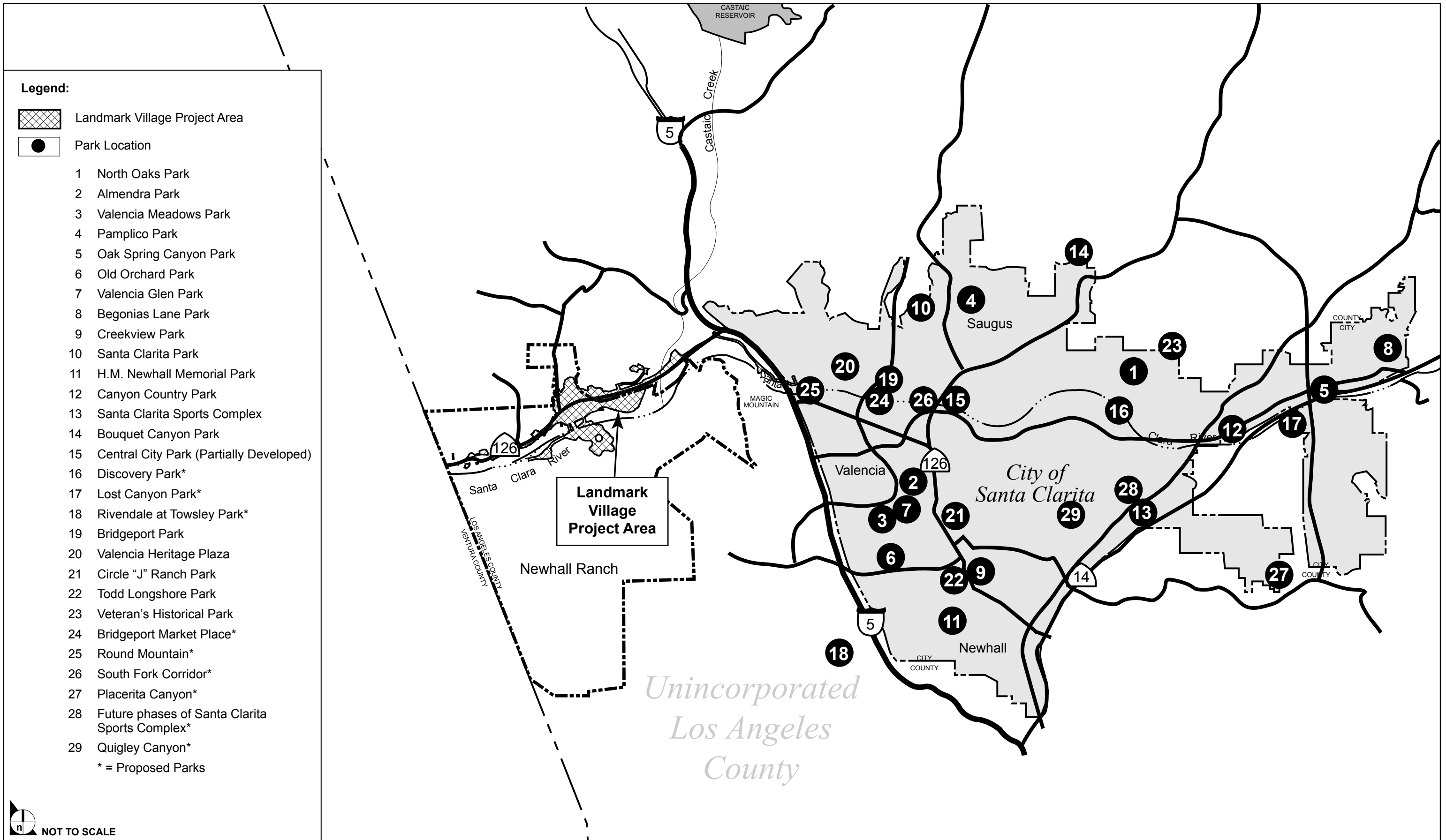
State facilities in the vicinity of the project site are described below and illustrated on **Figure 4.16-2, Existing and Proposed City of Santa Clarita Parks.**

(1) Towsley Canyon Park

This park is located just west of the Calgrove Boulevard/Interstate 5 (I-5) intersection in the Santa Susana Mountains, approximately 3 to 4 miles southeast of the project site. The State of California Mountains and Recreation Conservation Authority owns the 168-acre park. The facilities at this park include hiking trails, mountain bike trails in designated areas, picnicking and barbeque areas, a visitor/nature center, and restroom facilities with a drinking fountain.

(2) Santa Monica Mountain Conservancy and Rim of the Valley Corridor/Trail

The Santa Monica Mountains Conservancy (Conservancy) and Rim of the Valley Corridor (Corridor) includes land in the mountains that surround the San Fernando, Simi, Conejo, and La Crescenta Valleys. The Conservancy is a state agency created in 1980 under the auspices of the Resources Agency. It was initially established to preserve land and provide opportunities for recreation in the Santa Monica Mountains and the Rim of the Valley Corridor. The Conservancy is primarily responsible for funding the acquisition of land with statewide and regional significance.



SOURCE: City of Santa Clarita General Plan, City of Santa Clarita Department of Parks, Recreation and Community Services, December 2008; Impact Sciences, Inc. – February 2009

FIGURE 4-16-2

Existing and Proposed City of Santa Clarita Parks

The Rim of the Valley Corridor is an overlay on private property and the Corridor is a proposal envisioning a 200-mile-plus trail. At the present time, only 10 miles have been acquired in the Santa Susana Mountains in addition to the 47-mile Backbone Trail located in the Santa Monica Mountains. The mountains within the Corridor include the San Rafael and Simi Hills and the Verdugo, San Gabriel, and Santa Susana Mountains. The portion of the Newhall Ranch Specific Plan site generally south of Potrero Canyon is included in the Corridor Plan, but the proposed trail does not cross either the Landmark Village site or the remainder of the Specific Plan site.

(3) Santa Clarita Woodlands State Park

This 3,000-plus-acre state park is located west of I-5 and may be accessed via either Lyons Avenue or the Calgrove/The Old Road interchanges. The creation of this park involved a land transaction that included the City of Santa Clarita, Chevron, and the Santa Monica Mountains Conservancy as the primary participants. The transaction involved the donation of 851 acres of land historically owned by Chevron, with the Conservancy purchasing another 2,184 acres.

This state park includes the 168-acre Ed Davis/Towsley Canyon Park at 24255 The Old Road in Newhall, the 3-mile Pico Canyon Trail, the 2.4-mile Rice Canyon Trail, and the 3.8-mile East Canyon Trail. The facilities at Towsley Canyon Park include trails for hiking, mountain biking, and equestrian uses; picnic areas; the Sonia Thompson Nature Center; the Towsley Canyon Lodge available for daily or overnight use; and restroom facilities.

(4) Placerita Canyon Park

Placerita Canyon Park is located east of the Antelope Valley Freeway and is accessible from Placerita Canyon Road. It is a state park operated by the Los Angeles County Department of Parks and Recreation, and it contains a nature center, picnic areas, overnight and day camping facilities, a children's play area, hiking trails, and an equestrian campground.

d. Federal Parks in the Project Area

Federal parks in the vicinity of the project site are described below. Please see **Figure 1.0-2, Vicinity Map**, for the location of those federal parks in closest proximity to the proposed Landmark Village project.

(1) Santa Monica Mountains National Recreation Area

The Santa Monica Mountains National Recreation Area (SMMNRA) is located approximately 12 miles southwest of the project site, encompassing approximately 344 square miles, and is approximately 46 miles in an east-west length and 8 to 10 miles in north-south length. The SMMNRA is under the

jurisdiction of the National Park Service (NPS), US Department of the Interior. Within the SMMNRA, the NPS owns a total of 8,400 acres in fee and an additional 17 acres in easements.

(2) Angeles National Forest

The Angeles National Forest covers 693,000 acres of land area in the San Gabriel Mountains, which constitutes approximately one-quarter of the land located within Los Angeles County. The US Forest Service administers the National Forest, which is an agency of the U.S. Department of Agriculture. The Angeles National Forest is supervised in districts. The project site is located near two districts: the Saugus District located approximately 8 miles to the north and the Tujunga District located 10 miles to the east.

The Angeles National Forest offers a wide range of camping (with fees) and picnicking facilities. In addition, there are hundreds of miles of trails in the forest, some of which are located near the project site area (see discussion on trails below). There are four reservoirs in the Angeles National Forest, including Castaic and Pyramid Lakes (5 miles northeast and 18 miles north of the site, respectively), which provide water skiing, fishing, sail boarding, canoeing, jet skiing, and swimming activities. The water reservoirs charge entrance fees, as well as boat launching, boat rental, and overnight camping fees. In addition to the identified recreational opportunities, the Angeles National Forest provides a home for an array of wildlife.

(3) Los Padres National Forest

The nearly 2 million-acre Los Padres National Forest is located primarily in the northern section of Ventura County. However, a portion of the Los Padres National Forest crosses the Los Angeles/Ventura County line, 8 miles north of State Route 126 (SR-126) and the proposed project site.

Various recreation facilities are provided in the Los Padres National Forest, including hiking, equestrian and off-road vehicle trails, and camping areas (with fees) accessible by road and trail. There are 57 dispersed trail camps, 19 developed family campgrounds, and 1 developed group campground. There are many miles of recreation roads utilized by visitors as scenic drives and by off-highway vehicles. The forest has inventoried 373.7 miles of trails, including 17.7 miles of the Gene-Marshall-Piedra Blanca National Recreation Trail, which begins at Reyes Creek Campground and ends at Lion Campground. Other areas found in the Forest include the approximately 9,500-acre Dick Smith Wilderness and the 53,000-acre Sespe Condor Sanctuary (both located in Ventura County).

e. Other Facilities

Lake Piru is located at 4708 Piru Canyon Road, which is just west of the Los Angeles/Ventura County line, approximately 5 miles north of the unincorporated Ventura County community of Piru, and approximately 5 miles northwest of the project site. The lake is owned and operated by the United Water Conservation District and measures approximately 4 miles by 1 mile. The northern portion of this lake is located within the Los Padres National Forest. Water sports offered include water-skiing, fishing, and boating supported by a marina with boat rentals, snack bar, and mini-market. There are 238 campsites and comfort stations, laundry facilities, and picnic areas. The payment of a fee is required to enter the park, as well as to launch and rent boats and to camp overnight.

f. Area Trails

The region surrounding the project site is served by an existing and proposed trail system, including both County and regional trails. There are no trails within the project site; however, the Los Angeles County Department of Parks and Recreation has proposed a regional trail that would traverse the project site—the Santa Clara River Trail (following the Santa Clara River Corridor). The Landmark Village project would implement a significant portion (3.13 acres, or 11,347 linear feet) of the Specific Plan's Regional River Trail system (the Santa Clara River Trail). This trail would be constructed along the Santa Clara River beginning at the northeastern project boundary along Castaic Creek, and extend west along the river through the entire southern boundary of the Landmark Village project site. In addition, the Los Angeles County Department of Parks and Recreation has proposed the regional Pico Canyon Trail (crossing through Potrero Canyon) just west of the project site. There is an extensive existing and proposed trail system in the Santa Clarita Valley area, which includes three regional trails and two local trails. There is also a developed “paseo” system (walkways), which runs through the community of Valencia, east of the project site.

(1) Los Angeles County Trails

The County of Los Angeles Department of Parks and Recreation plans and maintains an extensive system of regional riding and hiking trails within the County. The following is a discussion of the elements of this system that are located in the general vicinity of the project site. Trails that are developed and in use are discussed in terms of location, trail length, and other characteristics. Trails that are planned, but not developed, are discussed in terms of general location or alignment, approximate length, anticipated difficulty, and proposed ancillary uses. Specific trails discussed in this section are summarized in **Table 4.16-3, Existing and Proposed County Trails**, and illustrated on **Figure 4.16-3, Los Angeles County Trails**.

**Table 4.16-3
Existing and Proposed County Trails**

| Trail Name | Length (miles) | Condition |
|-----------------------------|-----------------------|------------------|
| Los Pinetos Trail | 7.0 | Developed |
| Wilson Canyon Channel Trail | 2.0 | Developed |
| William S. Hart Park Trail | 2.5 | Developed |
| Fish Canyon Trail | 6.0 | Developed |
| Bear Canyon Trail | 5.0 | Developed |
| Gillette Mine Trail | 1.0 | Developed |
| Pico Canyon Trail* | 9.0 | Developed |
| Hasley Canyon Trail* | 3.4 | Partially Built |
| Castaic Creek Trail* | 5.0 | Proposed |
| Mint Canyon Trail* | 3.7 | Proposed |
| Gavin Canyon Trail* | 8.0 | Proposed |
| Santa Clara River Trail* | 30.0 | Partially Built |

*State operated trails

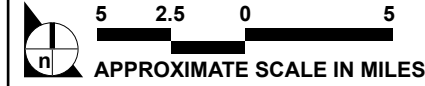
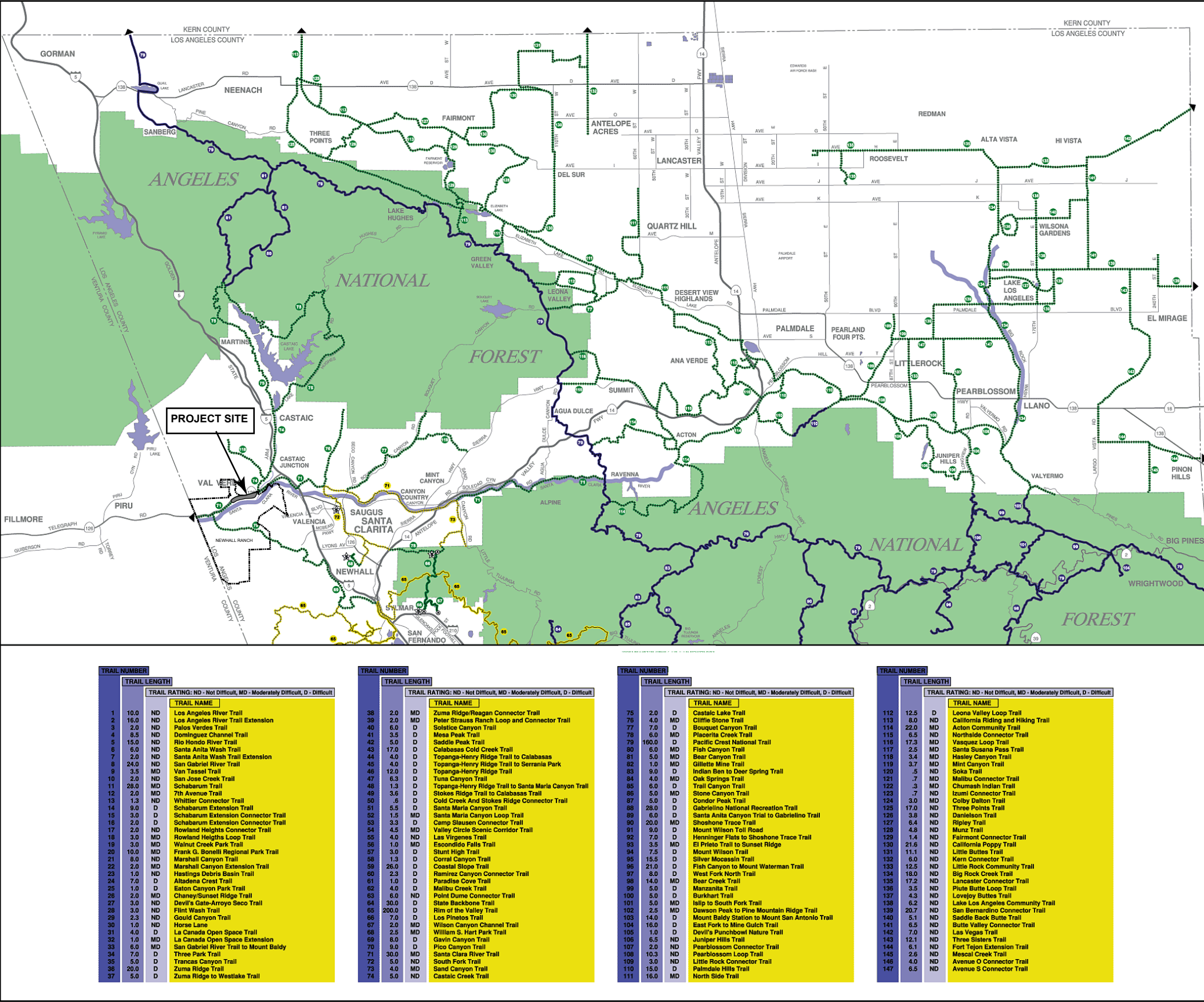
Source: Telephone interview with Tonda Lay, Trails Coordinator, Los Angeles County Department of Parks and Recreation, April 8, 2003.

(a) Los Pinetos Trail

Los Pinetos Trail is an equestrian trail with camping facilities available by reservation. The trail is intended to link the City of Santa Clarita trail system to the partially built Rim of the Valley state trail (discussed below) via the City's partially developed Placerita Canyon Trail. The trail follows a flood control channel through 7 miles of natural area, including Placerita Canyon State Park.

(b) Wilson Canyon Channel Trail

Wilson Canyon Channel Trail provides 2 miles of moderately difficult hiking in the Angeles National Forest and provides views of the San Fernando Valley and Placerita Canyon. This trail is a link to the partially built Rim of the Valley Trail via the Los Pinetos Trail.



SOURCE: County of Los Angeles Department of Parks and Recreation – 2001

FIGURE 4.16-3

Los Angeles County Trails

(c) William S. Hart Park Trail

This 2.5-mile nature trail winds through the William S. Hart Park past the William S. Hart Museum and designated points of interest, and it provides views of the Santa Clarita Valley. Separate access is provided for equestrian use.

(d) Fish Canyon Trail

The Fish Canyon Trail travels through the canyon along a year-round stream shaded by oak trees, sycamores, alders, and willows. The 6-mile trail passes through Castaic Lake County Regional Area and joins the Pacific Crest Trail. Campgrounds are available.

(e) Bear Canyon Trail

Bear Canyon Trail crosses 5 miles of chaparral area over ridges and summits, through canyons, and eventually connects to the Pacific Crest Trail.

(f) Gillette Mine Trail

The Gillette Mine Trail joins the Pacific Crest Trail after 1 mile of moderately difficult hiking through gold and silver mining ruins.

(g) Pico Canyon Trail

Pico Canyon Trail is proposed to be roughly 9 miles in length beginning at the intersection of Potrero Canyon and the Santa Clara River just east of the Los Angeles/Ventura County line. Moving in an easterly direction, the trail would generally follow Potrero Canyon, and connect to Pico Canyon ending at the mouth of the canyon just west of I-5. At this juncture, the trail will connect to another County proposed trail (Gavan Canyon Trail) that will connect to the partially built Rim of the Valley Trail.

(h) Hasley Canyon Trail

Hasley Canyon Trail is proposed to follow Hasley Canyon for 3.4 miles in a westerly direction from Castaic Creek. A portion of this trail runs through, and is adjacent to, the Valencia Commerce Center, and is partially built.

(i) Castaic Creek Trail

The Castaic Creek Trail is proposed to link with the Santa Clara River Trail at the intersection of Castaic Creek and the Santa Clara River. The trail is proposed to follow Castaic Creek north for 5 miles to the

Castaic Lake State and County Recreation Area, ultimately intersecting with the other proposed County trails located further north.

(j) Mint Canyon Trail

This 3.7-mile trail links the Mint Canyon Equestrian Trail to the Bouquet Canyon Equestrian Trail. The trail runs through Vasquez Canyon.

(k) Gavin Canyon Trail

This approximately 8 miles trail links Pico Canyon to Rim of the Valley Trail. The Rim of the Valley/Corridor Trail is discussed further below.

(2) City of Santa Clarita Trails

Additionally, the City of Santa Clarita has adopted a system of trails to provide pedestrian, bicycle and equestrian connections to residential communities within the City of Santa Clarita and to the Los Angeles County regional trail system as well. City trails are listed below in **Table 4.16-4, Existing and Proposed City Trails**. The Backbone Trails within the City are illustrated in **Figure 4.16-4, City of Santa Clarita Backbone Trails**, and are briefly described below.

**Table 4.16-4
Existing and Proposed City Trails**

| Trail Name | Length (miles) | Condition |
|---------------------------|----------------|---------------------|
| Bouquet Canyon Trail* | 7.0 | Developed |
| Placerita Canyon Trail | 8.0 | 5.0 Miles Developed |
| Robinson Ranch Trail | 1.8 | Developed |
| Cliffie Stone Trail | 4.5 | Proposed |
| Santa Clara River Trail | 14.5 | 1.5 Miles Proposed |
| South Fork Trail | 3.4 | Developed |
| Sand Canyon Trail | 3.0 | 0.5 Miles Proposed |
| Golden Valley Ranch Trail | 2.0 | Proposed |
| Iron Canyon Trail | 1.0 | Proposed |
| Magic Mountain Trailhead | 2.0 | Proposed |

*State operated trails

Source: Telephone interview Tom Reilly, Park Development Administrator, City of Santa Clarita Department of Parks, Recreation, and Community Services, December 5, 2002.

(a) Bouquet Canyon Trail

The 7-mile Bouquet Trail is located between Bouquet Canyon Road and McBean Parkway along the northern side of Newhall Ranch Road. This trail connects to the existing paseo along McBean Parkway and the bicycle trail along Newhall Ranch Road west of McBean Parkway.

(b) Placerita Canyon Trail

The proposed 8-mile Placerita Canyon trail starts at Meadview Avenue and extends west along Placerita Canyon Road, turning south over the hill and terminating at Creekview Park in Newhall. Marked by wooden split-rail fencing, the trail provides users with a scenic, off-street trail that will eventually link up with the South Fork and with William S. Hart Park.

(c) Robinson Ranch Trail

The 1.8-mile Robinson Ranch Trail is located in the vicinity of Sand and Placerita Canyon. The trail begins in the Placerita Homeowners Association vicinity, which is west of SR-14. The Robinson Ranch Trail continues south to Iron Canyon and then goes west on Iron Canyon to the Sand Canyon Trail.

(d) Cliffie Stone Trail (formerly San Francisquito Creek Trail)

The 4.5-mile Cliffie Stone Trail is proposed to link with the Santa Clara River Trail at the confluence of San Francisquito Creek with the Santa Clara River. The trail is proposed to follow the creek northward and connect to other proposed County trails located further north.

(e) Santa Clara River Trail

The City of Santa Clarita has adopted the County's plan for trails along the Santa Clara River. This trail project is a 14.5-mile-long multi-use facility along the river that includes a Class I bicycle facility and also accommodates pedestrians and equestrians. Its easternmost terminus is currently south of the project site and north of the Santa Clara River and will, when completed, provide an integral link with existing and planned regional trails within the County of Los Angeles, including the San Francisquito Creek Trail and the Pacific Crest Trail in eastern Santa Clarita Valley. The trail is part of the Santa Clarita Valley Area Plan for integrated trails.¹⁵

¹⁵ Los Angeles County Department of Regional Planning, Santa Clarita Valley Area Plan (Los Angeles, California: Comprehensively Updated December 6, 1990), p. 62.

(f) South Fork Trail

This 3.4-mile trail runs along the South Fork of the Santa Clara River from Newhall at Orchard Village Road north to the Santa Clara River Trail in Saugus. An extension of this trail from Orchard Village Road to Towsley Canyon Park is proposed.

(g) Sand Canyon Trail

The 3-mile Sand Canyon Trail is proposed as a multi-purpose backbone trail. The trail starts at Valley Ranch Road and goes south toward Warmuth Road, eventually reaching beyond Placerita Canyon Road. Future segments will connect north to Lost Canyon Road.

(h) Golden Valley Ranch Trail

The 2-mile Golden Valley Ranch Trail had been proposed as a multi-use trail system that would exist on 900-acre open space preserve and that would establish the trailhead adjacent to the proposed residential neighborhood and would connect to the City of Santa Clarita backbone trail system.¹⁶

(i) Iron Canyon Trail

This 1-mile multi-use trail runs along the south side of Iron Canyon Road adjacent to semi-rural areas and the Sand Canyon Trail Corridor.¹⁷

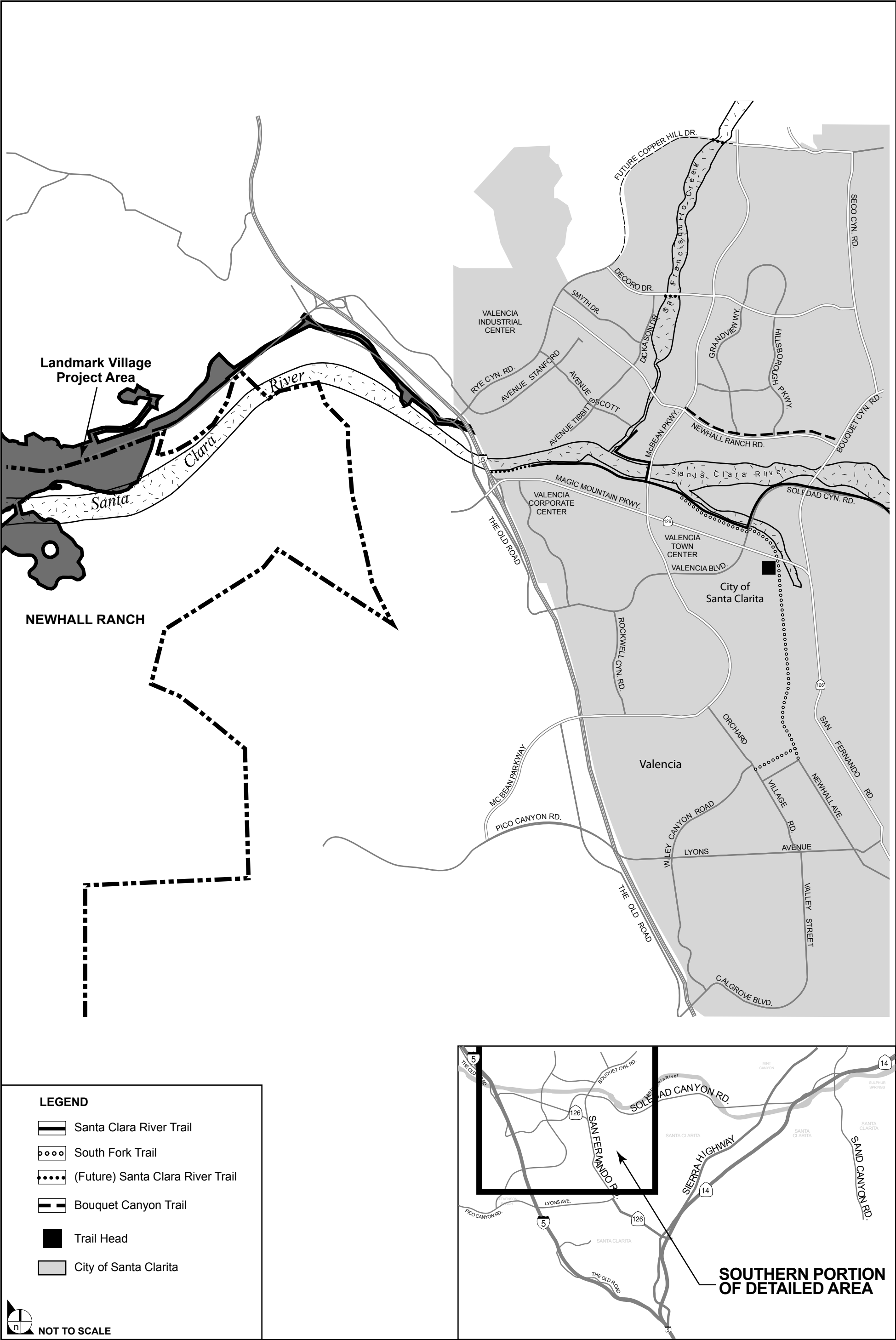
(j) Magic Mountain Trailhead

The 2-mile Magic Mountain Trail is proposed to be located on Magic Mountain Parkway near Tourney Road with a proposed 2-acre trailhead facility. The trail would span from Interstate 5 near The Old Road/Rye Canyon Road junction to the terminus of Anza Drive in the Industrial Center.¹⁸

¹⁶ City of Santa Clarita, *Parks, Recreation, and Open Space Master Plan Update*, 2008.

¹⁷ *Ibid.*

¹⁸ City of Santa Clarita Agenda Report, "Santa Clarita Regional Commuter Trail Segment 1, Project T0017," http://www.santa-clarita.com/cityhall/agendas/council/print_item_html.asp?ID=4003, 2009.



SOURCE: Impact Sciences, Inc. – October 2004

FIGURE 4.16-4

City of Santa Clarita Backbone Trails

(3) Regional Trails

(a) Rim of the Valley Corridor/Trail

The Rim of the Valley Trail is proposed to be 200 miles in length and is located within the Rim of the Valley Corridor. The trail, as proposed, is located on both public and private land. Much of the trail has not been constructed and remains as a proposed trail. At the time of this writing, only 10 miles have been acquired in the Santa Susana Mountains in addition to the 47-mile Backbone Trail located in the Santa Monica Mountains. The portion of the trail nearest the project site is located approximately 2.5 miles to the southeast at the Oat Mountain lookout.

(b) Pacific Crest National Trail

A segment of the Pacific Crest National Trail extends for 160 miles through the Angeles National Forest, providing views of the Antelope Valley, varied terrain, vegetation, wilderness, and the San Gabriel Mountains. Campgrounds, picnic areas, and staging areas are available along the trail. In all, the Pacific Crest National Trail traverses 2,500 miles from Canada to Mexico.¹⁹ The trail was established under the National Trails System Act of 1968 and is part of the National System of Recreation and Scenic Trails. Only foot and equestrian travel is permitted on the trail; motorized vehicles and mountain bicycles are prohibited. Other trails that connect to the Pacific Crest National Trail include Fish Canyon Trail, Bear Canyon Trail, and Gillette Mine Trail. All of these trails are located within the Angeles National Forest land and are north of Castaic Lake. The proposed County Castaic Creek Trail would connect to these trails.

5. PROPOSED PROJECT IMPROVEMENTS

a. Parks and Recreation

Implementation of the proposed project would result in the development of 1,444 dwelling units, with a total residential population of 3,680.²⁰ Absent the Specific Plan, approximately 10 acres of parkland, or equivalent fees or improvements, would be required to meet the standards identified by the County's park ordinance. However, consistent with the Specific Plan, the proposed Landmark Village project incorporates the following park and recreation components:

- 16-acre public Community Park;
- 4.10-acre Los Angeles County Riding/Hiking Trail (11,162 linear feet);

¹⁹ U.S. Department of Agriculture, Forest Service, Pacific Crest Trail, July 1988, p. 1.

²⁰ Based on County provided estimates of 3.17 persons per single-family dwelling, 2.38 persons per multi-family dwelling and per apartment.

- 3.13-acre Santa Clara River Trail (i.e., Regional River Trail; 11,347 linear feet);
- 0.36-acre nature/interpretive trail (1,936 linear feet);
- 5.2 acres of private recreation areas;
- 38 acres of open space; and
- 276 acres within the High Country SMA. (The proposed Landmark Village project is part of the Newhall Ranch Specific Plan, which will set aside 4,214 acres of land as open space in the High Country SMA. Based on the Landmark Village project's dwelling unit count, the proportionate share of this set aside for the Landmark Village tract map is approximately 276 acres within the High Country SMA.)

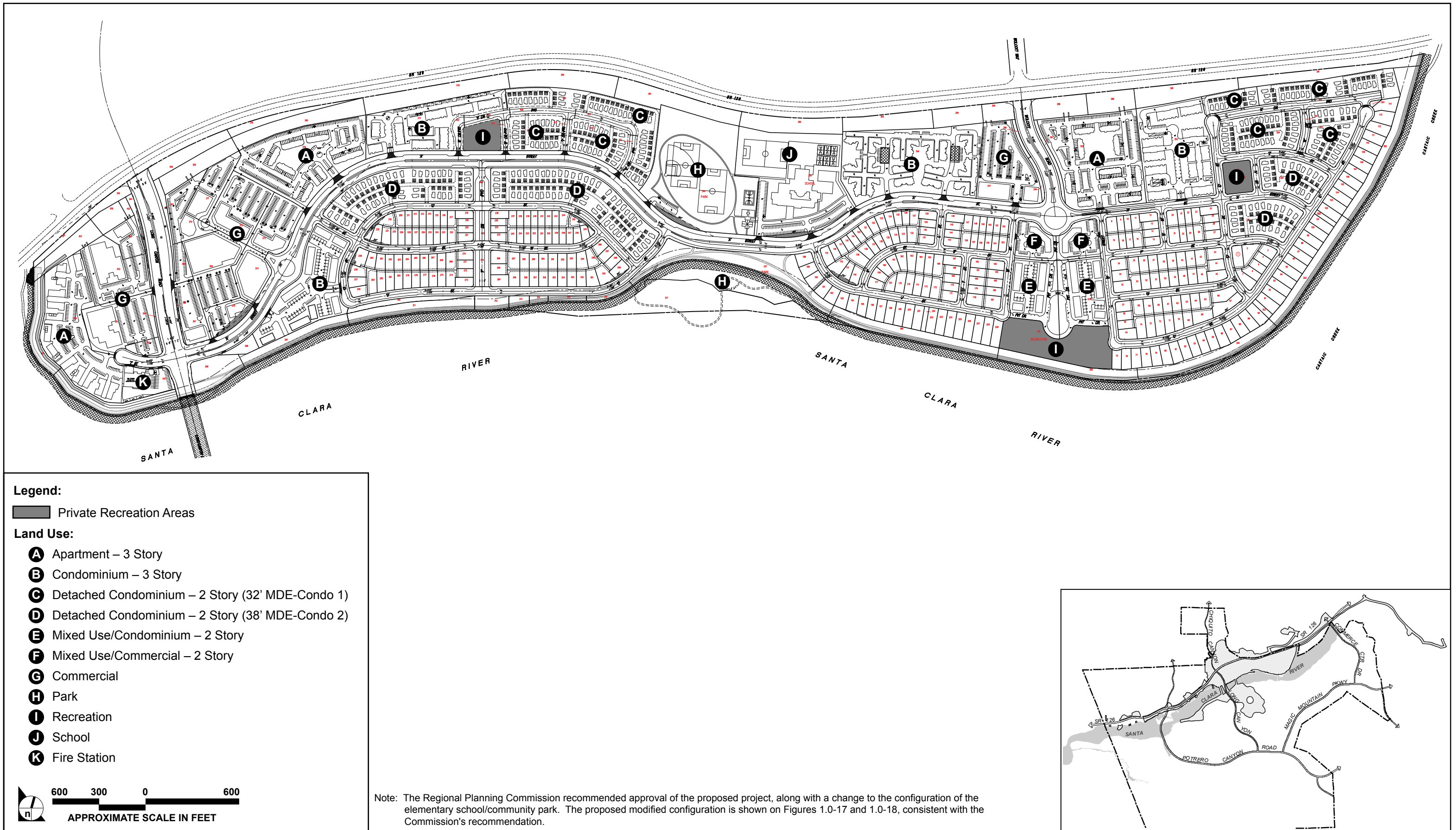
These components are described below.

(1) Public Community Park

A community park, consisting of 16 acres, is proposed for the Landmark Village project, consistent with the Specific Plan's Land Use Overlay designation for the area. Approximately 10 acres of the park would be active and approximately 6 acres would be passive. The active areas of the Community Park are situated adjacent to the elementary school site (**Figure 1.0-17, Elementary School/Community Park**). The portion of the Community Park located on the river side of "A" Street is planned as a passive recreation area. A river outlook point is situated in this area, which is accessed by both the Regional River Trail and the Community Trail. **Figure 1.0-18, Conceptual Site Plan – Community Park**, depicts both the active and passive areas of the proposed Community Park.

(2) Private Recreation Areas

A total of four separate private neighborhood recreation centers are planned on a total of 5.2 acres within the proposed project. These centers are intended to focus primarily on the recreational uses for nearby residential units. These recreation areas would contain such amenities as a pool, spa, wading pool, shade overhead structure, and/or restroom building. The facilities would not provide off-street parking, because the areas they serve would be within convenient walking distance. The areas would be fenced and maintained by one or more homeowner associations. The first is located north of "A" Street at the eastern end of the project site and is 35,816 square feet in size. The second is located in the southeastern portion of the project site along the Santa Clara River frontage and is 149,929 square feet in size. The third private recreation area is located north of "A" Street in the northwestern portion of the site along the Santa Clara River frontage and is 42,370 square feet in size. The fourth recreation area is located in the southwestern portion of the site and is 68,538 square feet in size. Private recreation areas are shown on **Figure 4.16-5, Private Recreation Areas**.



SOURCE: PSOMAS – August 2004, Impact Sciences, Inc. – September 2006

FIGURE 4.16-5

Private Recreation Areas

(3) Open Space

A system of open space encompassing approximately 38 acres is located throughout the project site. The open space includes major utility easements, and functions as a separation between development planning areas and SR-126 and the Santa Clara River.

The Newhall Ranch Specific Plan has designated 4,214 acres of land as open space in the High Country SMA. Based on the 1,444 dwelling units proposed by the Landmark Village project, the proportionate share of the High Country SMA land dedication attributable to the Landmark Village project is 276 acres.

(4) Trails and Paseos

The approved Specific Plan's Master Trails Plan (Specific Plan, Exhibit 2.4-5) provided broad, general trail alignments and classifications to ensure that Riverwood Village would be linked to the greater Newhall Ranch via the Regional River Trail and the Community Trail network. **Figure 1.0-19, Landmark Village Portion of Specific Plan Master Trails Plan**, depicts the Specific Plan's Master Trails Plan, as it relates to the Landmark Village portion of Riverwood Village in Newhall Ranch.

Figure 1.0-20, Landmark Village Trails Plan, depicts the trails and paseos that fulfill the intent of the Specific Plan's Master Trails Plan. It provides a tract map level of detail necessary to ensure that each residential neighborhood and community service area is linked to one or more pedestrian, bicycle or equestrian trails or paseos, with locations for river trail access points and observation/interpretive points. The Landmark Village Trails plan implements the Specific Plan's objective of providing a hierarchy of trails with varying sizes and functionality. For example, the Landmark Village project would implement a significant portion of the Specific Plan's Regional River Trail system. This trail would be constructed along the Santa Clara River beginning at the northeastern project boundary along Castaic Creek, and extend west along the river through the entire southern boundary of the Landmark Village project site.

This trail corridor is approximately 35 feet wide and approximately 2 miles in length. Themed fencing would define the perimeter of the trail and the alignment would be landscaped with native plant materials. As shown on **Figure 1.0-20**, the project site would also provide an extensive Community Trail system throughout the residential portions of the project, which would be linked to the Regional River Trail, local trails, and paseos.

The paseos, or walkways, are proposed to provide a means of pedestrian access from residential neighborhoods to and from the Community Park, Recreation Centers, Elementary School, and Mixed-Use/Commercial areas. The paseos would adjoin major roadways and certain residential collector streets, and be separated from vehicular traffic by a landscaped parkway (**Figure 1.0-20**).

6. PROJECT IMPACTS

The analysis of potential impacts to parks, recreation and trails associated with construction and operation of the proposed Landmark Village project, including the significance criteria applicable to assessing such impacts, is presented below.

a. Significance Threshold Criteria

Based on the thresholds of significance identified in Appendix G of the *State CEQA Guidelines*, the proposed project would result in a significant impact to recreation if the project would:

- Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

The Quimby Act (Government Code Section 66477) has established a standard of 3 acres per 1,000 persons as the amount of land necessary to satisfy the park requirement for new subdivisions.²¹ The County's Department of Parks and Recreation determines a project's total parkland requirements under its ordinance. Dedication of land, fees in-lieu of the dedicated parkland, construction of amenities on dedicated parkland that total less than the standard, but is of equal dollar value to the park fee, or a combination of the three, are all considered to adequately satisfy the requirement and avoid a significant impact.

b. Impact Analysis

In the adopted Specific Plan, the County estimated the Quimby Act requirements for the entire Newhall Ranch area (see Specific Plan, Table 2.8-1). Based on the unit count, average household size and applicable assessment factors, the Quimby Act obligation in acres was calculated at 174 acres for the Specific Plan. The County also estimated the Quimby Act credits to be provided to the Specific Plan. When measured against the Quimby Act requirements, the credits provided under the Specific Plan, which included park improvements, resulted in a total of 2,486 excess Quimby Act credits. In addition, the Specific Plan acknowledged that private recreation centers (including improvements) within neighborhoods are eligible for credit, but were not quantified at the Specific Plan level of planning. **Table 4.16-5, Landmark Village Estimated Quimby Act Requirements**, below, shows the estimated

²¹ According to the Quimby Act, 3 acres per 1,000 population is the maximum that can be used, unless the amount of existing neighborhood and community parkland exceeds that limit.

parkland requirements and credits for the Landmark Village project based on the Specific Plan Quimby Act requirements and credits.

The County Ordinance identifies several types of park and recreation facilities that may satisfy projected needs and are eligible for Quimby credit. These facilities may include, but are not limited to, publicly or privately owned playgrounds, riding and hiking trails, tennis, basketball or other similar game court areas, swimming pools, putting greens, athletic fields, picnic areas, and other types of natural or scenic areas as recommended by the director of parks and recreation for passive or active recreation.²²

Credits toward meeting County Ordinance park requirements are determined by the County's Department of Parks and Recreation, and are based upon the ordinance and several criteria (e.g., access, improvements, topography, etc.). The park requirement for the proposed project would be fulfilled through the dedication of, and in some cases, improvements to, public community parks, open space, and trails. The proposed project's expected parkland dedication credits are shown in **Table 4.16-6, Estimated Quimby Credits**.

Table 4.16-5
Landmark Village Estimated Quimby Act Requirements

| Description/ Category | Units | Avg. Household Size | Assessment Factor | Obligation in Acres |
|--------------------------|--------------|------------------------|-------------------|---------------------|
| Detached | 308 | 3.23 | .003 | 2.98 |
| Attached | 1,136 | 2.29 | .003 | 7.80 |
| Total | 1,444 | | | 10.78 |

The basic Quimby park land obligation for the Landmark Village subdivision is 10.78 net acres of creditable parkland or its equivalent (see **Table 4.16-5**, above). The project will provide a 16.1-acre Community Park, which includes a 9.74-acre (net) improved active park lot, as well as a 6.39-acre passive park lot. Additionally, the project will provide 5.23 net acres in private recreational centers, 4.10 acres of community trails, and a 3.13-net-acre Regional River Trail easement.

²² Los Angeles County Ordinance 21.24.340, et seq.

Table 4.16-6
Estimated Quimby Credits

| Land | | | | Improvements | | | |
|------------------------------|--------------|----------|-----------------|---------------------|------------------|----------------|------------------|
| Description/ Category | Acres | Credit % | Quimby Acres | Improv. Cost PSF | Improv. Costs | Acre Equiv. | Total Acreage |
| Parks: | | | | | | | |
| Active Area | 9.74 | 100% | 9.74 | 2.50 | \$1,060,686 | 4.20 | 13.94 |
| Passive Area | 6.39 | 50% | 3.19 | | | | 3.19 |
| Subtotal Parks | 16.13 | | 12.93 | | | | |
| Trails: | | | | | | | |
| Regional River Trail | 3.13 | 100% | 3.13 | | | | 3.13 |
| Community Trails | 4.10 | 100% | 4.10 | 2.50 | \$446,490 | 1.77 | 5.87 |
| Local Trails | 0.36 | 10% | 0.036 | 1.00 | \$1,568 | 0.006 | 0.0096 |
| Subtotal Trails | 7.59 | | 7.26 | | | | |
| Total Credit Provided | | | | | | | 26.23 |
| Quimby Requirements | | | | | | | 10.78 |
| Excess | | | | | | | 15.45 |

Source: Impact Sciences, Inc., October 2004.

As estimated in **Table 4.16-6**, a total of 26.23 acres of park credit would be generated, resulting in 15.45 acres over identified requirements. This parkland dedication is equivalent to approximately 7.1 acres per 1,000 persons, which is over two times greater than the Quimby requirements. Pursuant to the Newhall Ranch Specific Plan, the 15.45 acres by which the subdivision exceeds its Quimby obligation, as shown in **Table 4.16-6**, above, will be credited against other subdivisions within the Newhall Ranch Specific Plan area.

As demonstrated above, local park requirements are exceeded by the project based on the County Ordinance and Quimby Act standards and, therefore, the proposed project would not have a significant impact on parks. Since local park needs are exceeded by the proposed project, it is not expected that project residents would, in any appreciable manner, need to use local parks that are located off site, including those located in neighboring unincorporated Los Angeles County communities, in Ventura County, and in the City of Santa Clarita. This is not to say project residents would not use off-site facilities, but that significant park facilities are being provided to fully serve project needs. In fact, because the project exceeds local parkland requirements, it would actually help alleviate the negative condition being created by the existing Countywide shortage of parkland. Consequently, impacts to local parks would be considered beneficial.

(1) Regional Parks

Neither the County's Ordinance nor the Quimby Act specifies regional parkland standards. Regardless of the lack of regional standards, the Newhall Ranch Specific Plan set aside 4,214 acres of land characterized as regional parkland. The provision of regional park facilities would supplement the neighborhood and local parks that are planned as part of this project and other subdivisions developed within the Specific Plan. These facilities would provide opportunities for hiking, picnicking, and viewing of wildlife to residents of this project, the remaining Specific Plan neighborhoods, as well as to the Santa Clarita Valley as a whole.

While it is possible that project residents would use other Los Angeles County Regional Facilities, such as Castaic Lake, Lake Piru in Ventura County, or City of Santa Clarita parks, no significant regional parkland impacts are expected because the project provides a substantial amount of community park on the site for its residents. Additionally, given the substantial provision of regional parkland that would be provided by the Specific Plan, off-site residents from unincorporated Los Angeles County, Ventura County and the City of Santa Clarita would likely use the parks proposed by the Specific Plan. Therefore, no significant regional or local off-site impacts would occur.

(2) State and Federal Recreation/Forests

It is anticipated that new residents of the proposed project would use the local, state, and federal parks and recreation areas and forests. As such, increased usage would be considered a potentially adverse impact. However, the state and national park facilities charge user fees for water sports and overnight camping at the reservoirs and camping areas. Additionally, state and federal taxes, which would be paid by residents and businesses located within the proposed project site, would be available for maintenance of these facilities. Consequently, as with regional and local off-site facilities, no significant impacts would occur to state or federal parkland.

(3) Other Parks

It is anticipated that project residents would enjoy recreational opportunities provided by Lake Piru and that increased use would be considered an adverse impact. However, similar to state and federal park and recreation areas discussed above, Lake Piru charges an entrance fee in addition to fees for fishing, boating and camping, which would be available for maintenance of the facilities. Consequently, no significant parkland impacts would occur to Lake Piru.

c. Impact to Trails

As discussed above, the proposed project incorporates elements of the Newhall Ranch Specific Plan Master Trails Plan. Trails proposed as part of this project would link to the hierarchy of trail systems provided in the Specific Plan, providing access to the regional trail network, Open Areas, and connections between living areas, shopping, work, entertainment, schools, and civic and recreational facilities.

New residents of the proposed project are expected to use the County's and City of Santa Clarita's existing and proposed trail systems in the Santa Clarita Valley area as they are constructed. Anticipated use of the surrounding trails would increase the density of users on such trails once they are constructed. However, most of the County trails are not currently in place. Once the Specific Plan is completed, the trails would connect to those County trails that would be in place at that time. The construction of the proposed project's trails would partially complete the proposed system of County trails on the Specific Plan site (e.g., Santa Clara River Trail, Pico Canyon Trail). Because the proposed trail alignments would fulfill the objectives of the Santa Clarita Valley Area Plan for parks, recreation and trails, the proposed project is considered to have a beneficial impact on the regional trail system.

7. MITIGATION MEASURES

Although the proposed Landmark Village project would not result in a significant impact on parks, recreation, and trail facilities, the County adopted mitigation measures intended to ensure that processing of applications for future subdivisions would provide parks, recreation, and trails consistent with the Newhall Ranch Specific Plan. These mitigation measures are found in the certified Newhall Ranch Specific Plan Program EIR and the adopted Mitigation Monitoring Plan for the Specific Plan (May 2003). The project applicant has committed to implementing the applicable mitigation measures from the Newhall Ranch Specific Plan to ensure that future development of the project site would not result in impacts to parks, recreation, and trail facilities, and would not adversely affect adjacent properties.

a. Mitigation Measures Required by the Adopted Newhall Ranch Specific Plan as they Relate to the Landmark Village Project

The following mitigation measures (Mitigation Measure Nos. 4.20-1 through 4.20-3, below) were adopted by the County in connection with its approval of the Newhall Ranch Specific Plan (May 2003). The applicable mitigation measures will be implemented to ensure that adequate parks, recreation, and trail facilities are available to meet project demand. These measures are preceded by "SP," which stands for Specific Plan.

- SP 4.20-1 Development of the Newhall Ranch Specific Plan will provide the following acreages of parks and open area:
- Ten public Neighborhood Parks totaling 55 acres,
 - Open Areas totaling 1,106 acres of which 186 acres are Community Parks,
 - High Country Special Management Area of 4,214 acres,
 - River Corridor Special Management Area of 819 acres,
 - A 15-acre lake,
 - An 18-hole golf course, and
 - A trail system consisting of:
 - Regional River Trail,
 - Salt Creek Corridor
 - Community trails, and
 - Unimproved trails.
- SP 4.20-2 Prior to the construction of the proposed trail system, the Specific Plan applicant shall finalize the alignment of trails with the County Department of Parks and Recreation.
- SP 4.20-3 Trail construction shall be in accordance with the County of Los Angeles Department of Parks and Recreation trail system standards.

In addition to the above mitigation measures, the Specific Plan's neighborhood parks and the active areas of the Community Parks are required to be improved pursuant to the revised Specific Plan's list of specified park improvements. The park improvements are required to be provided in accordance with the final park plan approved by the County's Department of Parks and Recreation. See, Specific Plan, May 2003, Section 2.8, p. 2-145.

As a Board of Supervisors' imposed Condition of Approval, approximately 1,517 acres of land encompassing the Salt Creek watershed in Ventura County are required to be dedicated in fee and/or by conservation easement, as determined by the County in its sole discretion, to the joint powers authority, which is responsible for overall recreation and conservation of the Newhall Ranch High Country SMA. Said land shall be managed in conjunction with and in the same manner as the High Country SMA.

b. Additional Mitigation Measures Proposed by this EIR

No additional mitigation measures beyond those identified in the Newhall Ranch Specific Plan Program EIR are required or necessary, because the Landmark Village project does not result in any significant park, recreation, and trail facility impacts after implementation of the above mitigation measures.

8. CUMULATIVE IMPACTS

The Santa Clarita Valley Cumulative Build-Out Scenario entails buildout of all lands under the current land use designations indicated in the Santa Clarita Valley Area Plan and the Los Angeles County General Plan, plus the proposed project, plus all known pending General Plan Amendment requests for additional urban development in the unincorporated area of the Santa Clarita Valley and the City of Santa Clarita. A list of the future development activity (with and without the project) expected in the Valley under the Santa Clarita Valley Cumulative Build-Out Scenario is presented below in **Table 4.16-7, Cumulative Development Activity – Santa Clarita Valley Cumulative Build-Out Scenario**.

9. CUMULATIVE MITIGATION MEASURES

The proposed project exceeds both the County and the Quimby Act requirements; therefore, it does not contribute to cumulative park, recreational, or trail facility impacts in the region.

10. SIGNIFICANT UNAVOIDABLE IMPACTS

a. Project-Specific Impacts

The proposed project would include a 16-acre Community Park, private recreation areas, a trail system, and open space. In light of the identified significance thresholds, the project is in compliance with County and Quimby Act parkland standards and would not result in significant unavoidable impacts to local parks and recreation facilities. Implementation of the proposed project would include a portion of the Santa Clara River regional trail system, a County Hiking/Riding Trail, and local trails and paseos. No negative project-related trail impacts would occur; thus, no significant unavoidable impacts are expected. In fact, implementation of the project, with its proposed park, recreation, and trail network, would beneficially impact the developing County and City network.

b. Cumulative Impacts

There is a cumulative impact if a proposed project does not meet the County and Quimby Act parkland standards. The proposed project exceeds both County and Quimby Act requirements; therefore, it does not contribute to any adverse cumulative parks and recreation impacts in the region. Implementation of cumulative projects would incrementally increase demand for local park facilities in an area where such facilities are already below locally adopted standards. However, compliance with the mitigation outlined

above would ensure that the proposed Landmark Village project meets the County and Quimby Act standards. No significant cumulative impacts would occur with implementation of the proposed project.

Table 4.16-7
Cumulative Development Activity – Santa Clarita Valley Cumulative Build-Out Scenario

| Land Use Types | Cumulative Buildout w/o Project ¹ | Project | Cumulative Buildout w/ Landmark Village ¹ |
|--------------------------------|--|-------------------|--|
| Single-Family | 93,412 du | 308 du | 93,720 du |
| Multi-Family | 47,621 du | 1,136 du | 48,757 du |
| Mobile Home | 2,699 du | | 2,699 du |
| Commercial Retail | 18,866,030 sq. ft. | 1,033,000 sq. ft. | 19,899,030 sq. ft. |
| Hotel | 2,071 room | | 2,071 room |
| Sit-Down Restaurant | 283,790 sq. ft. | | 283,790 sq. ft. |
| Fast Food Restaurant | 23,600 sq. ft. | | 23,600 sq. ft. |
| Movie Theater | 3,300 seats | | 3,300 seats |
| Health Club | 54,000 sq. ft. | | 54,000 sq. ft. |
| Car Dealership | 411,000 sq. ft. | | 411,000 sq. ft. |
| Elem./Middle School | 278,590 students | 437 students | 279,027 students |
| High School | 12,843 students | 173 students | 13,016 students |
| College | 29,948 students | | 29,948 students |
| Hospital | 247,460 sq. ft. | | 247,460 sq. ft. |
| Library | 171,790 sq. ft. | | 171,790 sq. ft. |
| Church | 501,190 sq. ft. | | 501,190 sq. ft. |
| Day Care | 785,000 sq. ft. | | 785,000 sq. ft. |
| Industrial Park | 41,743,950 sq. ft. | | 41,743,950 sq. ft. |
| Business Park | 8,424,330 sq. ft. | | 8,424,330 sq. ft. |
| Manufacture/Warehouse | 3,932,470 sq. ft. | | 3,932,470 sq. ft. |
| Utilities | 1,150,240 sq. ft. | | 1,150,240 sq. ft. |
| Commercial Office | 6,380,520 sq. ft. | | 6,380,520 sq. ft. |
| Medical Office | 133,730 sq. ft. | | 133,730 sq. ft. |
| Golf Course | 1,209.0 ac | | 1,209.0 ac |
| Developed Parkland | 477.3 ac | 16 ac | 493.3 ac |
| Undeveloped Parkland | 1,000.0 ac | | 1,000.0 ac |
| Special Generator ² | 413.0 sg | | 413.0 sg |

du = dwelling unit; sq. ft. = square feet; sta = staff; ac = acres; sg = special generator

¹ Santa Clarita Valley Consolidated Traffic Model, (November 2002). Includes existing development, buildout under the existing City of Santa Clarita General Plan, Santa Clarita Valley Area Plan, and active pending General Plan Amendment requests.

² Includes Wayside Honor Ranch, Six Flags Magic Mountain, Travel Village, CHP Office, and Aqua Dulce Airport.